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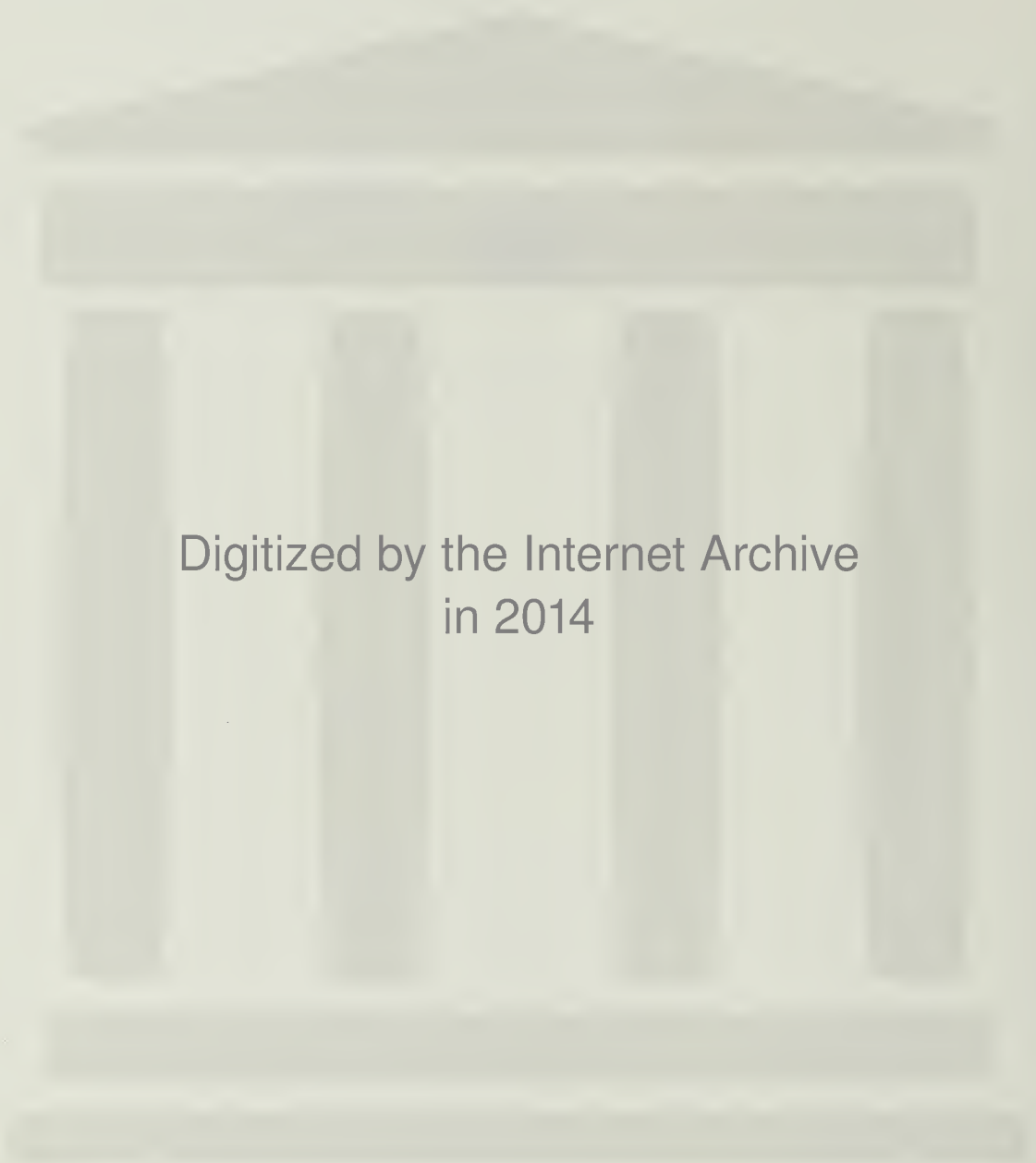
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DEPARTMENT OF CITY PLANNING

SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

volume II

95.102E

Draft EIR Publication Date: December 13, 1996
Draft EIR Public Hearing Date: January 23, 1997
Draft EIR Public Comment Period: December 13, 1996 to January 27, 1997

Written comments should be sent to:

The Environmental Review Officer
Department of City Planning
1660 Mission Street
San Francisco, CA 94103– 2414

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San Francisco Redevelopment Agency
City and County of San Francisco
Department of City Planning

SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT
Draft
Environmental Impact Report
95.102E

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San Francisco, CA 94103-2414

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SAN FRANCISCO KAISER MEDICAL CENTER
GEARY CAMPUS DEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

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VII. ALTERNATIVES TO THE PROPOSED PROJECT

INTRODUCTION

The California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) require that an EIR "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." (CEQA Guidelines Section 15126(d).) If a project alternative will substantially lessen the significant environmental effects of a proposed project, the decision maker should not approve the proposed project unless it determines that specific technological, economic, social, or other considerations make the project alternative infeasible. (PRC Section 21002, CEQA Guidelines Section 15091(a)(3).) The EIR must also identify alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and should briefly explain the reasons underlying the lead agency's determination. (CEQA Guidelines Section 15126(d)(2).)

The No Project Alternative

One of the alternatives analyzed must be the "no project" alternative. The "no project" analysis must discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, and development continued to occur in accordance with existing plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the "no project" alternative, the EIR must also identify environmentally superior alternatives among the other alternatives. (CEQA Guidelines, Section 15126(d)(4).)

Evaluation of the Alternatives

The EIR must include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative must be discussed, but in less detail than the significant effects of the project (CEQA Guidelines, Section 15126(d)(3)).

Rejection or Approval of Alternatives

The CEQA Guidelines Section 15126 (d)(1) requires the discussion of alternatives to focus on alternatives that are capable of either eliminating any potentially significant adverse environmental effects or reducing them to a level of insignificance, even if such alternatives would be more costly or would impede to some degree attainment of the project's objectives. In the approval process for each phase of the project, the San Francisco City Planning Commission or the San Francisco Redevelopment Agency Commission will approve the project, deny the project, or select one of the alternatives. The project sponsor has rejected alternatives because they do not meet all of the project sponsor's objectives. The project sponsor's reasons for rejection are provided for the reader at the end of each alternative analysis. Alternative B remains under consideration by the project sponsor.

Alternatives Rejected as Infeasible

In the present case, the lead agency in conjunction with the project sponsor also considered and rejected as infeasible several other alternatives during the EIR scoping process because of geographic location, City Planning Code and zoning limitations, size constraints, site configuration, economic factors, as well as other considerations. These alternatives are analyzed below with a brief explanation of the reasons underlying the lead agency's determination, in accordance with CEQA Guidelines Section 15126(d) and applicable case law.

Mission Bay

The project sponsor investigated development of a new campus in the Mission Bay area of the City, generally bound by Mariposa Street, Interstate 280, China Basin Channel and the San Francisco Bay. This alternative would involve disposing of both the Geary and French Campuses after development of a new medical center with both inpatient and outpatient services at Mission Bay. The program requirement would be similar to that set forth in the Project Description, plus an acute-care hospital comparable in size and capacity to the existing hospital.

This alternative was determined to be infeasible due to the existence of contaminated soils known to exist in the area and associated clean-up costs, as well as the State Law requirement that hospitals, schools and other sensitive receptors not be located within 2000 yards of environmental contamination. Moreover, this site is in a relatively remote location which is not as well served by public transit, as is the Geary Boulevard corridor, and the timing of infrastructure and other support improvements for such a campus is speculative.

The Mervyns/Toys R Us Retail Site (Formerly the Sears Site)

In 1992, Kaiser attempted to acquire for development the former Sears site at 2600 Geary in lieu of expansion and development on the north side of Geary. Kaiser was not able to reach agreement on price or on the conditions to acquiring title. Additionally, the community supported retail development, rather than outpatient services, on this site. It has since been redeveloped with Mervyns, Toys R Us, and several other retail stores.

Other Potential Development Sites

Kaiser has made efforts to acquire the Shriners Hospital site at 1701 19th Avenue. This building ultimately was determined to be too far from Kaiser's existing medical campuses to be feasible and too small to accommodate the needed outpatient capacity given the FAR limitations

applicable to this site. Additionally, this site is located in an RH-2 (Residential), whereas most of the Geary Campus is located in an NC-3 (Neighborhood Commercial) District.

Kaiser considered the UCSF Laurel Heights Campus, but rejected the site due to concerns about pending legal actions, zoning issues, community opposition and lack of adequate parking.

Kaiser also considered locations at 2150 Geary Boulevard, 2330 Post Street and 2400 Sutter Street; however, each of these parcels was too small to meet Kaiser's outpatient needs.

Given the unavailability or infeasibility of other sites in San Francisco, the project sponsor has elected to expand the existing Geary Campus to include the Eden Property (Phase 1A/2290 Geary Boulevard site) as the appropriate location for the modernization and consolidation of its San Francisco operations. Aside from the factors and project sponsor objectives already described, there are several other reasons why the Geary site has been chosen by the project sponsor, including the following:

- The existing outpatient facility at 2200 O'Farrell Street, which was originally constructed for 84 physicians presently is housing 120 physicians. It is functionally obsolete, overcrowded, does not meet current seismic safety standards of the San Francisco Building Code and needs to be replaced.

- The Eden Property site on the north side of the Geary Campus has been rezoned by initiative (Proposition K) and thereby designated as a suitable location for outpatient services. It provides a logical site to house the 150 providers currently in the 2200 O'Farrell Street and other Geary Campus facilities. Any other option would indefinitely delay the replacement of the 2200 O'Farrell building.

- The 2200 O'Farrell Street building cannot be adapted to meet technological and scientific advances in outpatient care. Physicians would have to continue to share offices and examination rooms contrary to Kaiser's established practice standards. As a result, without redevelopment of a Geary Boulevard campus, Kaiser members (who comprise almost 40 percent of the health maintenance organization patient population in San Francisco) would receive less than optimal, state-of-the-art care. Redevelopment of the campus would allow the project sponsor to alleviate overcrowding by consolidating, in a new and larger facility, functions located at its existing main facility with those dispersed among leased spaces in the neighborhood and to provide an environment similar to those enjoyed by Kaiser members in other California locations.

- Construction of Phase 1C/2295 Geary Boulevard of the project is necessary to complete relocation of existing Kaiser outpatient services presently located in leased spaces and at the French Campus. Phase 2 will provide some additional space to accommodate the accelerating shift in medical care from inpatient care to outpatient service projected for year 2010. Improving basic services such as reducing waiting time for routine appointments would be impossible without the capacity created by the project.

- The Geary Campus, which is transit accessible and known to Kaiser's membership, is deemed by Kaiser to be the most appropriate location for these services. Kaiser's development plan is a conservative, master-planned strategy for delivering better health care to San Francisco residents. There are few, if any, sites available in San Francisco outside of the Geary Campus that could meet Kaiser's objectives and, therefore, be suitable for a large medical center.

Range of Alternatives Analyzed

As required by CEQA, this EIR analyzes a reasonable range of alternatives to the project as described in the next section below.

SUMMARY OF ALTERNATIVES

The EIR analyzes the following eight alternatives:

A. ***No Project Alternative.*** This alternative has two variants. The first is a "no build" variant under which existing conditions would continue. The second variant is development of the project site under existing zoning regulations.

B. ***Reduced Campus Alternative.*** Overall, this alternative would reduce floor area on the Geary Campus by 23 percent in comparison to the proposed project. Buildings in Phase 1C, 2A, and 2B, would be smaller. To maintain a similar level of service capacity, part of the French Campus would be renovated and Kaiser would continue to use 2350 Geary Street.

C. ***No Shadow Alternative.*** Overall, this alternative maintains the same amount of floor area on the Geary Campus as the proposed project. It would eliminate one floor of Phase 1A/2290 Geary and Phase 1C/2295 Geary to avoid new shadows on the library and parking lot at the Hamilton Recreation Center. To maintain the same service capacity, four more stories (72,000 sq. ft.) would be added to Phase 2B/New 350 St. Joseph's Avenue. Because floor area in Phase 1

at the Geary Campus would be reduced by 11 percent in comparison to the proposed project, Kaiser would consolidate functions from the French Campus to the Geary Campus at the end of Phase 2 instead of at the end of Phase 1.

D. ***Reduced 2290 Geary Alternative.*** Overall, this alternative would reduce Geary Campus floor area by 15 percent. It would reduce the size of Phase 1A/2290 Geary Boulevard by reverting to the FAR allowable by the underlying NC-3 zoning without taking into consideration the provisions of Section 249.13 (Proposition K) of the City Planning Code. All other aspects of this alternative would be the same as the project.

E. ***No 2290 Geary–Reduced Campus Alternative.*** Overall, this alternative would reduce the floor area of the Geary Boulevard Campus by 29 percent. Phase 1A/2290 Geary would not be built. All other aspects of the alternative would be the same as the project. It would create capacity issues for Kaiser that could only be solved by reducing medical services, intensifying space use on the Geary Campus, or continuing to operate 2350 Geary, off-campus leases, and the French Campus.

F. ***No 2290 Geary–Dual Campus Alternative.*** Overall, this alternative would reduce the floor area of the Geary Campus by 36 percent. Phase 1A/2290 Geary Boulevard would not be built. Instead, Phase 1A would be redevelopment of the French Campus, which would involve reuse of the 4141 Geary Boulevard building, retention of the National Register buildings, demolition of all other remaining buildings, and construction of a new building to maintain the same service capacity as under the project. Phases 1B/2139 O'Farrell Street and 2B/New 350 St. Joseph's Avenue would be the same as the proposed project. Phases 1C/2295 Geary Boulevard and 2A/1455 Divisadero Street would be smaller than the proposed project.

G. ***No 2290 Geary–Maximum Development on South Side of Geary Alternative.*** Overall, this alternative would reduce the floor area of the Geary Campus, and of the project, by 26 percent. Phase 1A/2290 Geary Boulevard would not be constructed. All other Phases would be the same size as the project, except Phase 2B/New 350 St. Joseph's Avenue would be larger. It would create capacity issues that could only be solved by reducing medical services, intensifying space use on the Geary Campus, or continuing to operate 2350 Geary, off-campus leases, and the French Campus.

H. ***No 2290 Geary–Five Stand-Alone Buildings in Multiple Locations Alternative.*** Overall, this alternative would reduce square footage of the Geary Campus by 29 percent and the total floor area of the project by 10,000 sq. ft. Phase 1A/2290 Geary Boulevard would not be built. All other components at the Geary Campus would be the same as the project. To compensate for the loss of 2290 Geary Boulevard, this alternative would develop five 50,000-sq.-ft. outpatient services buildings in five different San Francisco neighborhoods.

The EIR analyzes two alternatives quantitatively (the Reduced Campus Alternative and the No 2290 Geary--Dual Campus Alternative). Six alternatives are analyzed qualitatively. Each alternative is described in more detail below. Table VII.1, pp. 510 - 512, and Table VII.2, pp. 513 - 515, summarize the space (sq. ft.) and employment profiles for each alternative, respectively. Except for those alternatives in which the Phase 1A/2290 Geary Boulevard building would not be constructed and, therefore, the rationale for the pedestrian bridge across Geary Boulevard would be eliminated, each alternative considers the same pedestrian bridge variant as does the project. Those alternatives which include the pedestrian bridge variant are: the Reduced Campus Alternative, the No Shadow Alternative, and the Reduced 2290 Geary Alternative.

TABLE VII.1: ALTERNATIVES -- Gross Floor Area

BUILDINGS BY PHASE	EXISTING (1995)	PROJECT	NO PROJECT (No Build) (A)	REDUCED CAMPUS (B)	NO SHADOW (C)	REDUCED 2290 GEARY (D)	NO 2290 GEARY ALTERNATIVES – /1/ Reduced Campus (E)	Dual Campus (F)	Maximum Southside Devel. (G)	Multiple Locations (H)
RETAINED BUILDINGS (Future Use/Disposition)										
Geary Campus										
2130 O'Farrell (Support use of Parking Garage)	33,773	33,773	33,773	33,773	33,773	33,773	33,773	33,773	33,773	33,773
2350 Geary (Kaiser, vacate) /2, 3/	29,280	29,280	29,280	29,280	29,280	29,280	29,280	29,280	29,280	29,280
2425 Geary (Hospital)	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430
Off-Campus Leases										
425 Market St. Lease	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459	3,459
601 Van Ness -- Lease 1995	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517	16,517
PHASE 1A BUILDINGS										
Geary Campus										
Eden Property (Kaiser, demolish)	14,519	0	14,519	0	0	0	0	0	0	0
Eden Property (nonKaiser, demolish)	33,621	0	33,621	0	0	0	48,140	48,140	48,140	48,140
2290 Geary (Kaiser; construct)		260,000	0	260,000	231,000	123,700	0	0	0	0
Off-Campus										
Five Stand Alone MOB's (Kaiser, construct)			0	0	0	0	0	0	0	250,000
French Campus /2, 4/										
4141 Geary Renovation /5/)	*62,000*	*0*	*62,000*	*75,000*	*15,500*	*0*	*0*	*75,000*	*0*	*0*
4141 Geary Renovation (NonKaiser) /6/	*13,000*	*0*	*13,000*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Other Buildings (Pasteur, Acute Hospital) /7/	*90,511*	*0*	*90,511*	*19,100*	*90,511*	*0*	*0*	*250,000*	*0*	*0*
PHASE 1B BUILDINGS (Geary Campus)										
1401-17 Divisadero (NonKaiser; demolish)	17,480	0	17,480	0	0	0	0	0	0	0
2139 O'Farrell (Kaiser Medical; demolish)	5,420	0	5,420	0	0	0	0	0	0	0
2139 O'Farrell (construct 21 units; NonKaiser)		17,400	0	17,400	17,400	17,400	17,400	17,400	17,400	17,400
PHASE 1C BUILDINGS										
Geary Campus										
2200 O'Farrell etc. (Kaiser, demolish)	116,260	0	116,260	0	0	0	0	0	0	0
2190 O'Farrell (Kaiser, demolish) /8/	340	0	340	340	0	0	0	0	0	0
2295 Geary (Kaiser, construct)		350,000	0	225,000	303,220	350,000	350,000	315,000	350,000	350,000
Old 350 St. Joseph's (Kaiser, vacate)	(see Ph. 2B)	na	(see Ph. 2B)	na	na	na	na	na	na	na
Off-Campus										
Off-site Leases (Kaiser, vacate) /9/	60,497	0	60,497	0	0	0	0	0	0	0
PHASE 2A BUILDINGS (Geary Campus)										
1455 Divisadero (Kaiser, construct)		127,000	0	69,000	127,000	127,000	127,000	97,000	127,000	127,000
PHASE 2B BUILDINGS										
Geary Campus										
Old 350 St. Joseph's (Kaiser, demolish)	31,340	0	31,340	0	0	0	0	0	0	0
New 350 St. Joseph's (Kaiser, construct)		97,000	0	72,750	169,000	97,000	97,000	97,000	125,000	97,000
French Campus										
4141 Geary Renovation (Kaiser) /5/	*see Ph1*	*0*	*see Ph1*		*(15,500)*					
4141 Geary Renovation (NonKaiser) /6/	*see Ph1*	*0*	*see Ph1*							
Pasteur -- Kaiser	*see Ph1*	*0*	*see Ph1*	*34,300*	*(90,511)*	*0*	*0*	*0*	*0*	*0*

Table VII.1 (continued)

SUBTOTALS	EXISTING (1995)	PROJECT	NO PROJECT ALT. (No Build) (A)	REDUCED CAMPUS (B)	NO SHADOW (C)	REDUCED 2290 GEARY (D)	NO 2290 GEARY ALTERNATIVES -- /1/ Reduced Campus (E)	Dual Campus (F)	Maximum Southside Devel. (G)	Multiple Locations (H)
RETAINED BUILDINGS	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**	**419,459**
Geary Campus - Kaiser	399,483	399,483	399,483	399,483	399,483	399,483	399,483	399,483	399,483	399,483
Off-Campus Leases - Kaiser	19,976	19,976	19,976	19,976	19,976	19,976	19,976	19,976	19,976	19,976
PHASE 1 BUILDINGS 1995-2000 (incl. Rtnd)	**833,107**	**1,046,859**	**833,107**	**1,016,299**	**1,077,090**	**910,559**	**834,999**	**1,124,999**	**834,999**	**834,999**
Kaiser Only	769,006	1,029,459	769,006	998,899	1,059,690	893,159	769,459	1,059,459	769,459	1,019,459
NonKaiser	64,101	17,400	64,101	17,400	17,400	17,400	65,540	65,540	65,540	65,540
Hospital (2425 Geary)	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430	336,430
Geary Campus										
Kaiser Excluding Hospital	199,592	673,053	199,592	548,393	597,273	536,753	413,053	378,053	413,053	413,053
Kaiser Including Hospital	536,022	1,009,483	536,022	884,823	933,703	873,183	749,483	714,483	749,483	749,483
NonKaiser	51,101	17,400	51,101	17,400	17,400	17,400	65,540	65,540	65,540	65,540
French Campus										
Kaiser	*152,511*	*0*	*152,511*	*94,100*	*106,011*	*0*	*0*	*325,000*	*0*	*0*
NonKaiser	*13,000*	*0*	*13,000*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Off-Campus										
Kaiser -- Off Campus Leases	80,473	19,976	80,473	19,976	19,976	19,976	19,976	19,976	19,976	19,976
Kaiser -- Five Stand Alone MOBs	0	0	0	0	0	0	0	0	0	250,000
PHASE 2 BUILDINGS 2000-2010 (Additional)										
Kaiser Only	31,340	224,000	31,340	176,050	189,989	224,000	224,000	194,000	252,000	224,000
NonKaiser	see Ph1	0	see Ph1	0	0	0	0	0	0	0
Geary Campus										
Kaiser	31,340	224,000	31,340	141,750	296,000	224,000	224,000	194,000	252,000	224,000
French Campus										
Kaiser	*see Ph1*	*0*	*see Ph1*	*34,300*	*(106,011)*	*0*	*0*	*0*	*0*	*0*
NonKaiser	*see Ph1*	*0*	*see Ph1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
TOTAL (Ph1+Ph2) 1995 - 2010	**864,447**	**1,270,859**	**864,447**	**1,192,349**	**1,267,079**	**1,134,559**	**1,058,999**	**1,318,999**	**1,086,999**	**1,308,999**
Kaiser Only -- All Sites	800,346	1,253,459	800,346	1,174,949	1,249,679	1,117,159	993,459	1,253,459	1,021,459	1,243,459
NonKaiser	64,101	17,400	64,101	17,400	17,400	17,400	65,540	65,540	65,540	65,540
Geary Campus										
Kaiser Excluding Hospital	230,932	897,053	230,932	690,143	893,273	760,753	637,053	572,053	665,053	637,053
Kaiser Including Hospital	567,362	1,233,483	567,362	1,026,573	1,229,703	1,097,183	973,483	908,483	1,001,483	973,483
NonKaiser	51,101	17,400	51,101	17,400	17,400	17,400	65,540	65,540	65,540	65,540
French Campus										
Kaiser	*152,511*	*0*	*152,511*	*128,400*	*0*	*0*	*0*	*325,000*	*0*	*0*
NonKaiser	*13,000*	*0*	*13,000*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Off-Campus										
Kaiser Leases	80,473	19,976	80,473	19,976	19,976	19,976	19,976	19,976	19,976	19,976
Kaiser Five Stand Alone MOBs	0	0	0	0	0	0	0	0	0	250,000

Table VII.1 (continued)
NOTES:

/1/ Under these alternatives that do not develop 2290 Geary, the assumption is that Kaiser would not continue leasing space but consolidate it's existing uses onto the southside of the campus.

/2/ Under the proposed project, Kaiser would retain but not occupy the following space (gsf).

French Campus Buildings:	*Existing*	*Project*
Pasteur, etc. (all French besides 4141)	97,187	187,698
4141 Geary		75,000
Total (Kaiser only; occupied + unoccupied)	**866,193**	**1,292,157** (Sum of this unoccupied space and Kaiser only Total occupied GSF from Phase 1 and Phase 2 in Table VII.1 above).

/3/ 2350 Geary is occupied in 1995, retained but vacated under the project, and all other alternatives except the No Project, and Reduced Project Alternative where Kaiser continues to use it.

/4/ Existing total gsf at French Campus is 262,700 gsf, with 75,000 gsf at 4141 Geary and 187,700 gsf at other buildings. However, 97,200 gsf of existing space in these other buildings is vacant.

/5/ Under the Project, French is vacated. Kaiser continues use of 4141 Geary under the No Project Alternative. Under the Reduced Campus Alternative, the Dual Campus Alternative and the No Shadow Alternative, 4141 Geary is Renovated and reused.

/6/ NonKaiser use is eliminated under the No Project Alteranative and would not occur under any of the alternatives.

/7/ Renovation under the Reduced Campus Alternative, demolish/rebuild under the Dual Campus Alternative.

/8/ The 2190 O'Farrell St. parking garage is retained in the Reduced Campus Alternative. This square footage is not reflected in the Retained Building subcategory since it occurs in only one alternative and it is a small amount of space.

/9/ Leases at 1635 Divisadero, 2580/90 Geary, 2560 Geary, 2107 O'Farrell, and 1201 Fillmore.

TABLE VII.2: ALTERNATIVES -- Employment

BUILDINGS BY PHASE	EXISTING (1995)	PROJECT	NO PROJECT (No Build) (A)	REDUCED CAMPUS (B)	NO SHADOW (C)	REDUCED 2290 GEARY (D)	NO 2290 GEARY ALTERNATIVES– Reduced Campus (E)	Dual Campus (F)	Maximum Southside Devel. (G)	Multiple Locations (H)
RETAINED BUILDINGS (Future Use/Disposition)										
Geary Campus										
2425 Geary (Hospital)	605	605	605	605	605	605	605	605	605	605
2350 Geary (Kaiser; retain) /1/	112	0	112	112	0	0	0	0	0	0
2130 O'Farrell (Parking Garage)	7	7	7	7	7	7	7	7	7	7
Off-Campus										
425 Market St. Lease	11	11	11	11	11	11	11	11	11	11
601 Van Ness Lease -- 2000 /2/	0	27	27	27	27	27	27	27	27	27
PHASE 1A BUILDINGS										
Geary Campus										
Eden Property (Kaiser, demolish)	34	0	34	0	0	0	0	0	0	0
Eden Property (nonKaiser, demolish)	58	0	58	0	0	0	92	92	92	92
2290 Geary (Kaiser; construct)	0	531	0	534	474	254	0	0	0	0
Off-Campus										
Five Stand Alone MOB's				0	0	0	0	0	0	775
French Campus (project vacates) /3/										
4141 Geary Renovation (Kaiser) /4/	*54*	*0*	*54*	*197*	*37*	*0*	*0*	*197*	*0*	*0*
4141 Geary Renovation (NonKaiser)	*63*	*0*	*63*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Other Buildings (Pasteur, Acute Hosp.) /4 & 5/	*206*	*0*	*206*	*36*	*206*	*0*	*0*	*513*	*0*	*0*
PHASE 1B BUILDINGS (Geary Campus) /6/										
1401-17 Divisadero (NonKaiser; demolish)	7	0	7	0	0	0	0	0	0	0
2139 O'Farrell (Kaiser Medical; demolish)	29	0	29	0	0	0	0	0	0	0
2139 O'Farrell (construct 21 units; NonKaiser)	0	0	0	0	0	0	0	0	0	0
PHASE 1C BUILDINGS										
Geary Campus										
2200 O'Farrell etc. (Kaiser, demolish)	562	0	562	0	0	0	0	0	0	0
2190 O'Farrell (Kaiser, demolish)	3	0	3	3	0	0	0	0	0	0
2295 Geary (Kaiser, construct)		824	0	476	638	824	824	663	824	824
Old 350 St. Joseph's (Kaiser, vacate)	116	0	116	0	0	0	0	0	0	0
Off-Campus (Kaiser, vacate off-site Leases) /7/	183	0	183	0	0	0	0	0	0	0
PHASE 2A BUILDINGS (Geary Campus)										
1455 Divisadero (Kaiser, construct)	0	264	0	136	264	264	264	202	264	264
Employment Change @ 2290 Geary /8/	0	3	0	0	0	0	0	0	0	0
Employment Change @ 2295 Geary /9/	0	(87)	0	0	0	0	0	0	0	0
PHASE 2B BUILDINGS										
Geary Campus										
Old 350 St. Joseph's (Kaiser, demolish)	see Ph. 1C	0	see Ph. 1C	0	0	0	0	0	0	0
New 350 St. Joseph's (Kaiser, construct)	0	116	0	87	275	116	116	116	149	116
French Campus /10/										
4141 Geary Renovation (Kaiser)					*(37)*			*22*		
4141 Geary Renovation (NonKaiser)								*0*		
Other Buildings -- Pasteur, etc. (Kaiser)	*0*	*0*	*0*	*70*	*(206)*	*0*	*0*	*0*	*0*	*0*

Table VII.2 (continued)

SUBTOTALS	EXISTING (1995)	PROJECT	NO PROJECT (No Build) (A)	REDUCED CAMPUS (B)	NO SHADOW (C)	REDUCED 2290 GEARY (D)	NO 2290 GEARY ALTERNATIVES-- Reduced Campus (E)	Dual Campus (F)	Maximum Southside Devel. (G)	Multiple Locations (H)
RETAINED BUILDINGS	735	650	762	762	650	650	650	650	650	650
Geary Campus - Kaiser	724	612	724	724	612	612	612	612	612	612
Off-Campus Leases - Kaiser	11	38	38	38	38	38	38	38	38	38
PHASE 1 BUILDINGS 1995-2000 (incl. Retained)	2,050	2,005	2,077	2,008	2,005	1,728	1,566	2,115	1,566	2,341
Kaiser Only (City-wide)	1,922	2,005	1,949	2,008	2,005	1,728	1,474	2,023	1,474	2,249
NonKaiser (Geary/French)	128	0	128	0	0	0	92	92	92	92
Geary Campus (excluding hospital)										
Kaiser (Hospital, 2425 Geary)	605	605	605	605	605	605	605	605	605	605
Kaiser (excluding Hospital)	863	1,362	863	1,132	1,119	1,085	831	670	831	831
NonKaiser	65	0	65	0	0	0	92	92	92	92
French Campus										
Kaiser	*260*	*0*	*260*	*233*	*243*	*0*	*0*	*710*	*0*	*0*
NonKaiser	*63*	*0*	*63*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Off-Campus Leases										
Kaiser -- Off Campus Leases	194	38	221	38	38	38	38	38	38	38
Kaiser -- Five Stand Alone MOBs	0	0	0	0	0	0	0	0	0	775
PHASE 2 BUILDINGS 2000-2010 (Additional)	0	296	0	293	296	380	380	340	413	380
Kaiser Only	0	296	0	293	296	380	380	340	413	380
NonKaiser	0	0	0	0	0	0	0	0	0	0
Geary Campus										
Kaiser	0	296	0	223	539	380	380	318	413	380
French Campus										
Kaiser	*0*	*0*	*0*	*70*	*(243)*	*0*	*0*	*22*	*0*	*0*
NonKaiser	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
TOTAL (Ph1+Ph2)	(see Ph. 1)									
End of Phase 2 (2010)		2,301	2,077	2,301	2,301	2,108	1,946	2,455	1,979	2,721
Kaiser (Citywide)		2,301	1,949	2,301	2,301	2,108	1,854	2,363	1,887	2,629
NonKaiser (Geary/French)		0	128	0	0	0	92	92	92	92
Geary Campus										
Kaiser		2,263	1,468	1,960	2,263	2,070	1,816	1,593	1,849	1,816
NonKaiser		0	65	0	0	0	92	92	92	92
French Campus										
Kaiser		*0*	*260*	*303*	*0*	*0*	*0*	*732*	*0*	*0*
NonKaiser		*0*	*63*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Off-Campus (Kaiser)										
Kaiser Leases		38	221	38	38	38	38	38	38	38
Five Off-site MOBs (Kaiser)		0	0	0	0	0	0	0	0	775

Table VII.2 (continued)
NOTES:

/1/ The proposed project vacates 2350 Geary in Phase 1C and sells it or does not use it. The Reduced Outpatient/Campus Alternative continues use indefinitely through Phases 1 and 2 and beyond.

/2/ Since the lease was recently acquired and current plans include its use with or without the proposed project as the location for 27 employees, this increase in employment is included in the No Project Alternative.

/3/ The proposed project would vacate French Campus at the end of Phase 1C. The Reduced Outpatient/Campus and the No Shadow Alternatives do not vacate in Phase 1C, but continue to use the French Campus as indicated. The Dual Campus Alternative uses the French Campus in Phase 1A.

/4/ Under the No Shadow Alternative, there is not enough employment capacity to consolidate employment French Campus employment at the Geary Campus, except for a shift of 17 employees. The consolidation from the French Campus would occur at the end of of Phase 2 after the larger new 350 St. Josephs Building is built.

/5/ The rest of the buildings at the French Campus would be renovated as indicated under the Reduced Campus Alternative, and would be demolished and rebuilt under the Dual Campus Alternative. Existing uses would be maintained indefinitely under the No Project Alternative and maintained only until the end of Phase 2 under the No Shadow Alternative.

/6/ 1401-17 Divisadero employs seven employees in ground level small businesses and houses 20 residents in 21 apartment units on the second and third floors. Kaiser now uses 2139 O'Farrell for medical services. Under the proposed project, it would be demolished and rebuilt as replacement apartment units (21).

/7/ Leases at 1635 Divisadero, 2580/90 Geary, 2560 Geary, 2107 O'Farrell, and 1201 Fillmore.

/8/ The employment change at 2290 Geary in Phase 2 would not occur under the Reduced Project Alternative since it is already included in Phase 1. Also, it would not occur in the rest of the alternatives since capacity is reduced or the building is eliminated in the rest of them.

/9/ In Phase 2, Kaiser would decompress 2295 Geary by moving some of the functions and employees to either of the new Phase 2 buildings. Since all of the alternatives need as much capacity at the Geary Campus as possible due to various reductions in space, the alternatives do not decompress 2295 Geary in Phase 2.

/10/ Under the No Shadow Alternative, Phase 2 restores the employment capacity of the Geary Campus lost in Phase 1. As a result, Kaiser would consolidate the French Campus functions and employees to the Geary Campus at the end of Phase 2. Therefore, the table indicates a reduction of employment at the French Campus. Under the Dual Campus Alternative, there is a small amount of residual space available at the end of Phase 2 due to higher capacity needs of Phase 1, and this increases the employment capacity of this alternative. Under the Reduced Campus Alternative, other buildings at French Campus are renovated to accomodate 70 employees that can not be accomodated at the Geary Campus because of the smaller Phase 2 buildings.

A. NO PROJECT ALTERNATIVE

CEQA Guidelines Section 15126 requires that the "no project" alternative be evaluated. This section was amended in 1994 to require that the "no project" analysis discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services (CEQA Guidelines Section 15126[d][4]). Therefore, the "no project" alternative is analyzed in this EIR as two variants of the alternative. The first is a No Build variant, under which existing conditions would continue. The second variant is development of the project site under existing zoning regulations (see p. 529).

NO BUILD VARIANT

Description

The "No Project" Alternative is essentially a "no build" alternative and is treated here as a variant of the alternative. This variant is intended to meet the requirements of CEQA for a No Project Alternative. It would maintain existing land uses on the Eden Property on the north side of Geary Boulevard (medical-related as well as other uses) as well as Kaiser's existing outpatient services campus on the south side of Geary Boulevard (see Figure II.A.2, p. 46, for existing conditions). The mixed-use building at 1401-17 Divisadero Street would be retained. The site of the former Texaco service station is assumed to remain vacant. No buildings would be demolished or constructed. Overall, Kaiser would continue to operate in an overcrowded environment and could be forced to spread out in additional leased space in San Francisco.

Land Use and Zoning

Year 2000

Kaiser would not redevelop the Eden Property in Phase 1A for outpatient services. This variant would not respond to provisions of City Planning Code Section 249.13 establishing the Geary

Boulevard/Divisadero Street Special Use District. The existing mixed-use character of the site would remain.

Kaiser would not seek an Owner Participation Agreement between Kaiser and the Redevelopment Agency for Phases 1B/2139 O'Farrell Street, 1C/2295 Geary Boulevard, and 2A/1455 Divisadero Street. Demolition and redevelopment of the 1401-17 Divisadero Street site would not occur, so no amendment to the Western Addition Redevelopment Area A-1 Plan would be necessary.

The Western Addition Redevelopment Plan A-1 will terminate in January, 2000, unless it is extended by the Board of Supervisors. The No Build Variant could forestall and possibly eliminate redevelopment of the Kaiser Geary Campus area pursuant to the A-1 Plan.

The Western Addition Redevelopment A-2 Plan would terminate in January 2009. The Phase 1B/2139 O'Farrell Street site would continue to be used for ancillary Kaiser outpatient services and would not be redeveloped with new housing units that meet current building, health and safety, and redevelopment standards.

Under this variant, Kaiser could seismic retrofit the 2200 O'Farrell Street outpatient services building. This could result in the relocation of some outpatient services to other locations during the retrofitting. If retrofitting is infeasible, the outpatient services located in the building would have to be relocated permanently. This could result in new demand for medical office space in the Kaiser Geary Campus vicinity.

Year 2010

Under this variant, the new development proposed by Kaiser on eastern and western portions of the Kaiser Geary Campus area on the south side of Geary Boulevard would not occur. The existing buildings and vacant former Texaco site would remain unchanged. City Planning Code,

San Francisco General Plan and the Western Addition A-1 Plan regulations and policies would govern any other development.

For the vacant portion of the Phase 2A /1455 Divisadero site to be developed as permitted under the Community Shopping land use designation in the Western Addition A-1 Plan, an OPA would need to be executed before termination of the Redevelopment Plan in January 2000. Because the lot is vacant, any development on the site would result in a new land use. It is likely that the lot would remain vacant. The 1401-17 Divisadero Street property also could be demolished and redeveloped consistent with the Redevelopment A-1 Plan Residential-Medium Density designation.

The No Build Variant could result in an increase in the conversion of non-medical land uses to Kaiser uses because of Kaiser's need to lease additional space. This could result in medical-related uses encroaching further into residential areas.

Urban Design and Visual Quality

Year 2000 and Year 2010

Under this variant, the visual quality of the Geary Campus along Geary Boulevard would remain unchanged.

Under this variant, the views of the south side of the Kaiser Geary Campus would remain unchanged. Facades along Geary would continue to be irregularly set back from the street, with temporary structures and the vacant former Texaco parcel fronting Geary Boulevard.

Architectural Resources

Year 2000 and Year 2010

The No Build Variant would have no effect on the existing architecture in the Geary Campus vicinity; no buildings would be demolished. The architectural character of the buildings on the campus would not be altered.

Cultural Resources

Year 2000 and Year 2010

In this variant, no demolition or excavation would occur at any of the Phase 1 or Phase 2 sites. All potential impacts related to possible disturbance of subsurface cultural resources would be avoided, as would the possibility of disturbing historic era human remains or associated artifacts adjacent to the grounds of the old Calvary Cemetery.

Shadows

Year 2000 and Year 2010

The No Build Variant would introduce no new shadows to the project area, and no new shadows would be cast on the public library and parking lot at Hamilton Recreation Center. There would be no changes to shadows cast by existing buildings onto streets and sidewalks in the vicinity of the project site.

Wind

Year 2000 and Year 2010

In this variant, no alterations would occur at any of the Phase 1 or Phase 2 sites. All potential Phase 1 impacts related to winds on the Geary Campus would be avoided. Existing wind conditions would continue.

Population, Employment, and Housing

Employment

Year 2000

Kaiser Citywide Employment

This variant would not change citywide employment and employment would remain at the 1995 level of 1,922 employees. Kaiser would not increase employment 4.3 percent by year 2000, as would the proposed project. Table VII.2, pp. 513 - 515, presents employment estimates. This variant would not create the proposed project's 150 construction jobs per year (full-time annual average).

Geary Campus

Kaiser employment and employment at other establishments would not change under this variant. This variant would not increase employment 58 percent or 499 employees on the Geary Campus to 1,967 employees by year 2000, as would the proposed project. Establishments other than Kaiser employing 58 employees in existing buildings on the Eden Property would continue operating and would not need to relocate. The small businesses employing 7 employees at

1401-17 Divisadero Street would continue operating. The 183 employees in off-campus leased facilities would remain and would not be consolidated to the Geary Campus.

French Campus

The 260 Kaiser employees currently working at the French Campus would continue there and would not be relocated and consolidated at the Geary Campus.

Year 2010

This variant would continue the 1995 citywide employment levels of 1,922 Kaiser employees. Citywide employment would not increase an additional 296 jobs at the Geary Campus to 2,301 employees in year 2010, as it would under the proposed project. The 260 employees at the French Campus could not be relocated to the Phase 1 buildings of the project and would remain at the French Campus. The variant would not create the 47 average annual full-time construction jobs over the 10-year period from year 2000 to 2010, as would the proposed project, although there may be some employment associated with seismic upgrade projects.

Housing and Population

Year 2000

Existing housing and population would not change. The eight residential units on the Eden Property would not be demolished and no tenants would be displaced. The 21-unit apartment building at 1401-17 Divisadero Street would not be demolished and the tenants would not be displaced. The project's proposed 21-unit apartment building at 2139 O'Farrell Street would not be built. Because this variant would not add 80 employees citywide, as the proposed project would, there would be no new demand for housing.

Year 2010

Existing housing and population would not change. Similar to Phase 2 of the project, this variant would not demolish or construct housing and, therefore, would not displace or increase residential population. Because this variant would not expand Kaiser's service capacity, there could be no increase in employment and associated demand for housing.

Traffic and Circulation

Under the No Build Variant, no additional development would occur at the Geary Campus. Current activities would continue essentially unchanged. There would be no demolition of existing facilities, no construction of new facilities, no modification of existing activities, and no employment growth.

The existing facilities would continue to generate the current level of trip generation (i.e., person, vehicle, transit, and pedestrian trips), and no new traffic impacts would result from the existing campus facilities. There would be no construction-related traffic impacts. Any new impacts in the local area would be the result of cumulative traffic conditions.

Noise

Year 2000 and Year 2010

Under this variant, no buildings would be demolished or constructed on the Geary Campus. Thus, no construction noise would affect nearby residential areas. There would be no additional noise from new loading facilities or ventilation equipment. Traffic noise in the vicinity of the Geary Campus would rise under the influence of higher cumulative traffic volumes, and would be unrelated to activities on the Geary Campus or Eden Property.

Air Quality

Under this variant, no buildings would be demolished or constructed on the Geary Campus. Thus, this alternative would not result in construction-phase small diameter particulate matter (PM_{10}) emissions at the Geary Campus. This alternative would also eliminate project contributions of CO and would maintain NO_x emissions at a level below the 80 lb/day BAAQMD regulatory threshold.

Hazardous Materials

Year 2000

Kaiser forecasts an increase of approximately 10 percent in patient visits to each of its outpatient service departments at all current locations by the year 2000. This would result in an increased use of hazardous materials for pertinent diagnosis and treatment, with consequential increased generation of hazardous wastes. Under this variant, the potential impacts caused by increased use of hazardous materials and generation of hazardous wastes would be similar to those for the project, except the impacts would occur at all current locations including the French Campus leased spaces, and potentially at additional leased space to meet Kaiser's space demand.

There would be no impacts caused by relocation of Kaiser facilities. Hazardous materials would not be transported between French Campus and Geary Campus during relocation. The buildings on the Phase 1A/2290 Geary Boulevard site and Phase 1C/2200 O'Farrell Street site would not be demolished. Construction and demolition personnel would not be exposed to hazardous materials under this variant.

Year 2010

Kaiser is anticipating an increase in patient visits of 27 percent by the year 2010. This would result in a proportional increase in the use of hazardous materials and generation of hazardous waste. Under this variant, the potential impacts caused by increased use of hazardous materials and generation of hazardous waste would occur at all current locations with outpatient services. The Phase 2A/1455 Divisadero Street building would not be constructed and therefore, there would be no increase in use of hazardous materials at 1401-17 Divisadero Street. The existing building at 350 St. Joseph's Avenue would not be demolished; use of hazardous materials and generation of hazardous waste would continue. There would be no impacts caused by demolition of the building.

The use of hazardous materials and generation of hazardous waste would remain substantially at current levels and Kaiser would continue to follow its current health and safety policies and procedures, including facility inspections, in-service training of employees and proper handling and disposal of hazardous waste.

Utilities and Community Services

Year 2000 and Year 2010

Fire and Police Protection

Under this variant, there would be no impact on the San Francisco Fire Department, including the Hazardous Materials Unit, or the San Francisco Police Department. The Fire and Police departments would continue to serve the Geary Campus, including the existing residential and commercial uses on the Eden Property and at 1401-17 Divisadero Street.

Solid Waste

Under this variant, there would not be an increase of services or operations at the Geary Campus. Therefore, it is likely that the amount of solid waste generated for landfill disposal would be similar to the amount that is currently generated.

Water Supply

The No Build Variant, would not involve an increase of services or operations. The amount of water consumed would be equal to the amount that is consumed currently.

Water Supply Infrastructure

No new construction would occur under the No Build Variant. Therefore, as with the project no new water supply infrastructure would be necessary.

Wastewater Treatment Capacity

Under the No Build Variant there would not be an increase of services or operations at the Geary Campus. The amount of wastewater generated would be similar to the amount that is currently generated.

Energy

Year 2000 and Year 2010

Under the No Build Variant, the Geary Campus would continue to consume the same amount of electricity and natural gas as it consumes presently and would not increase its consumption to 82 Bbtu per year by the year 2010 as would the proposed project. No new construction would occur, so compliance with Title 24 in designing new buildings to conserve energy would not be required. The energy that would be used for construction of the proposed project, about 2,000 Bbtu, would not be used under this alternative. As with the proposed project, this alternative would not require any new infrastructure to meet demand for electricity or natural gas.

Vegetation and Wildlife

Year 2000 and Year 2010

In this variant, no alterations would occur at any of the Phase 1 or Phase 2 sites. No street trees on the Geary Campus would be removed or damaged. No additional street trees would be provided on the Eden Property or elsewhere on the campus.

Soils and Geology

Year 2000 and Year 2010

In this variant, no excavation or construction would occur at any of the Phase 1 or Phase 2 sites. All potential impacts of dewatering, shoring, ground settlement, and disposal of excavation spoils would be avoided.

Seismicity

Year 2000

In this variant, no new construction would occur at any of the Phase 1 sites to replace the existing buildings, each of which is rated by Kaiser as at least a "functional concern" for seismic safety. Because the probability of the occurrence of a major damaging earthquake in the Bay Area would be the same as for the proposed project, Kaiser would continue its current program of retro-fitting Kaiser-owned structures to upgrade seismic safety in preparation for the expected primary and secondary groundshaking effects of such an earthquake. With no new excavations on the campus, there would be no potential for groundshaking effects during excavation and foundation construction phases, or on buildings adjacent to those pits. The number of employees exposed to seismic hazards on the campus would remain about the same as at present. The number of visitors exposed to seismic hazards would be expected to rise, although existing facilities have already exceeded their design capacities and are overcrowded. The number of visitors to the campus would not reach the anticipated level for the proposed project because the facilities would not exist to accommodate so many visitors. It is reasonable to assume that Kaiser would seek some other solution to meet the needs of its membership that might result in impacts similar to those of the proposed project occurring at some other location(s).

Year 2010

In this variant, no new construction would occur at the Phase 2A/1455 Divisadero Street or 2B/New 350 St. Joseph's Avenue sites to replace the existing buildings, each of which is rated by Kaiser as at least a "functional concern" for seismic safety. As described for Phase 1/2000, seismic conditions and probabilities would remain unchanged. The number of visitors on the campus would be expected to rise although the facilities would not exist to accommodate such an increase. Although Kaiser would retro-fit its buildings as part of its on-going seismic safety upgrade program, these buildings might not be as seismically resistive as new buildings constructed to comply with the more-stringent codes and standards currently in force.

Hydrology and Water Quality

Year 2000 and Year 2010

All effects on Hydrology and Water Quality described for the project would be eliminated under the No Build Variant.

Contaminated Soils and Hazardous Waste

Year 2000

There would be no construction or demolition under this alternative. Therefore, no construction or demolition workers would be exposed to contaminated soils or hazardous waste. As discussed in IV.P. Contaminated Soils and Hazardous Waste, pp. 470 - 471, underground storage tanks (USTs) may exist at various locations on the Geary Campus. Existing USTs, if any, would not be removed or closed in place under this variant. The buildings and structures that would be demolished under the proposed project are contaminated with asbestos, lead and polychlorinated biphenyls (PCBs), as discussed in III.P. Contaminated Soils and Hazardous Waste, pp. 257 - 261. During demolition, asbestos, lead, and PCBs would have been removed from the buildings containing structural contamination. Structural contamination under this alternative would remain in various buildings and structures on the Eden Property that include: 2232-38 Geary Boulevard, 2240 Geary Boulevard, 2242 Geary Boulevard, 2250 Geary Boulevard, 2266 Geary Boulevard, 2270-74 Geary Boulevard, 2280 Geary Boulevard, 2294-96 Geary Boulevard, 11-19 Garden Avenue and 25 Garden Avenue. Structural contamination would remain in buildings at 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street.

Year 2010

No construction or demolition workers would be exposed to contaminated soils and hazardous waste because there would be no construction under this variant. The structural contamination existing in the building at 350 St. Joseph's Avenue would remain under this alternative.

EXISTING DEVELOPMENT POTENTIAL BUILDOUT VARIANT

Under this variant, the presumption is that both the Eden Property and the south side of Geary Boulevard would likely be developed to the maximum allowable building envelope. The Eden Property would likely be developed for use by a health maintenance organization other than Kaiser. The Eden Property development under this alternative would likely be the same as the Phase 1A/2290 Geary Boulevard of the proposed project, with similar impacts (see Figure II.D.4, p. 65, for a representative cross-section). The south side of Geary Boulevard between St. Joseph's Avenue and Divisadero Street would be developed to its maximum potential, consistent with the existing land use regulations, by Kaiser (see Figure VII.A.1, p. 531, for a representative cross-section). The intensity of development, with some minor differences, on the south side of Geary Boulevard, would be similar to the No 2290 Geary - Maximum Development South of Geary Alternative[1] with similar impacts. If this variant is implemented, the combined impacts of development on both sides of Geary Boulevard would be similar to or slightly greater than those of the proposed project.

The project sponsor rejects the Existing Development Potential Buildout Variant because the consequential traffic impact, traffic-related noise impact and air quality impacts would be slightly more intensive than the project. The project sponsor's reasons for rejecting the No 2290 Geary - Maximum Development South of Geary Alternative also apply for rejecting this variant.

SUMMARY

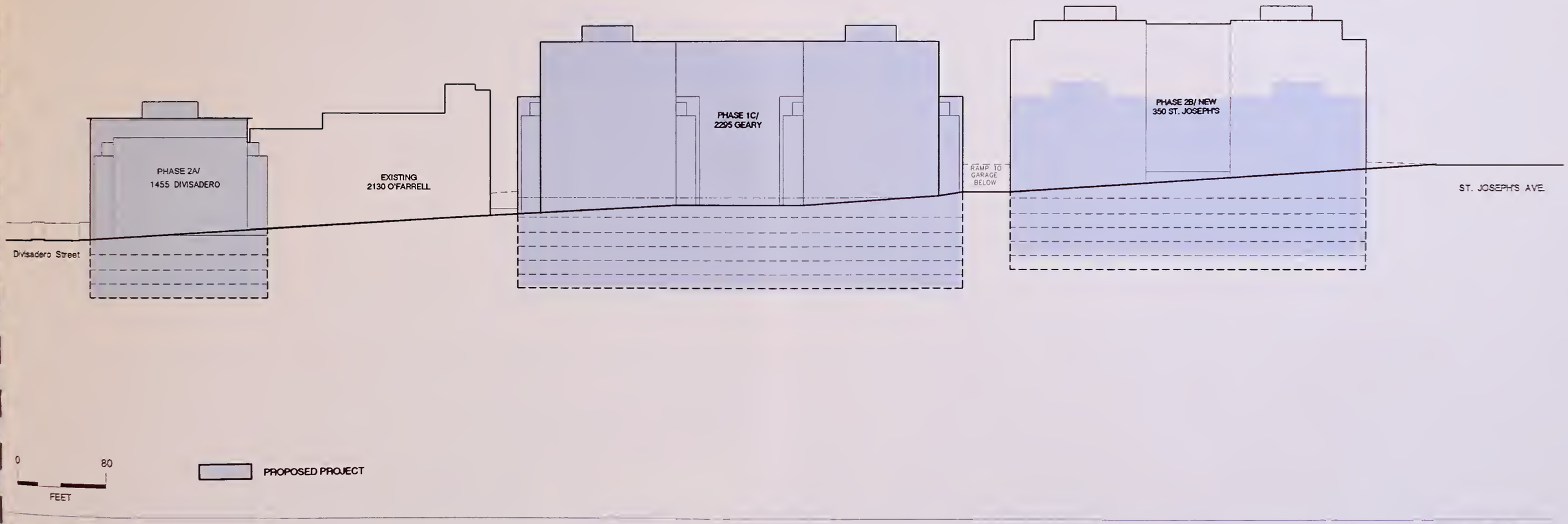
The No Project Alternative includes the No Build Variant and the Existing Development Potential Buildout Variant.

The No Build Variant would retain all existing buildings at the Geary Campus, including the low-rise mixed-use buildings on the Eden Property, outpatient services campus use on the south side of Geary Boulevard, mixed-use at 1401-17 Divisadero Street; the vacant former Texaco site would remain vacant. The reduced capacity of this alternative would necessitate a more intensive use of space, continued use of 2350 Geary Boulevard, leased space, and the French Campus and possibly new leased space. No buildings would be demolished or constructed.

This variant would not respond to provisions of City Planning Code Section 249.13 establishing the Geary Boulevard/Divisadero Special Use District, allowing the development of outpatient services for an HMO. This variant could result in an increase in conversion of other space to medical uses because Kaiser would need to lease additional space in the vicinity of the campus to meet their space need.

The Geary corridor would not be developed with Phase 1A/2290 Geary Boulevard, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue. The existing mixed-use commercial and residential on the north side of Geary Boulevard would remain; the pedestrian character created by the variety of architectural styles also would remain. The existing 2190 O'Farrell parking garage, 2200 O'Farrell outpatient services building, and trailers fronting Geary Boulevard would remain. The effects on architectural resources would be less than with the project because properties on the Eden Property would be retained.

All potential impacts related to possible disturbance of subsurface cultural resources would be avoided, as would the possibility of disturbing historic era human remains or associated artifacts adjacent to the grounds of the old Calvary Cemetery. The No Build Variant would introduce no



SOURCE: Ansben & Allen Architects

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.A.1

No Project–Existing Development Potential Buildout Variant: South of Geary Boulevard Cross-section

new shadows to the project area, and no new shadows would be cast on the public library and parking lot at Hamilton Recreation Center. Wind conditions would be unaltered.

Kaiser employment citywide would not increase as it would under the project. This variant would not create the construction employment of 150 in Phase 1 or 47 in Phase 2 (full-time annual average). Unlike the project, under this alternative there would be no new demand for housing.

No construction-related or operational traffic impacts would occur, any increased traffic in the local area would be the result of cumulative traffic conditions. No construction-related PM_{10} air quality emissions would occur. This alternative would also eliminate project contributions of CO; NO_x emissions would not increase.

The effects of the Existing Development Potential Buildout Variant would be similar to the effects of the proposed project for Phase 1A, and the Maximum Development South of Geary Alternative (see pp. 693 - 717) for the remainder of the Geary Campus.

Project Sponsor's Reasons for Rejection

The project sponsor rejects this variant for the following reasons:

- This alternative would not meet Kaiser's objectives. Kaiser would continue to have to operate under overcrowded conditions to the detriment of its members;
- Kaiser members would continue to have to wait for long periods for routine care appointments because of lack of space to employ additional health service providers;
- Kaiser would not be able to construct state-of-the-art facilities with flexibility to meet future changes in medical technology or to implement the comprehensive primary care model, which would provide better and more efficient care to Kaiser members. In addition, without the project, no new Kaiser employment opportunities would be created.

- The voters of San Francisco adopted the Geary Boulevard/Divisadero Special Use District modifying the height, bulk, and intensity of development on the 2290 Geary Boulevard site. One of the stated objectives of this ordinance is to encourage the expansion of needed health services, yet manage such expansions to preserve the integrity of residential neighborhoods. In reliance on this initiative ordinance, Kaiser entered into a purchase agreement with the Eden Group and has expended substantial financial resources to develop the Phase 1A/2290 Geary Boulevard site in accordance with the provisions of this ordinance.

NOTES - No Project Alternative

1. Under the No 2290 Geary - Maximum Development South of Geary Alternative, the 2190 O'Farrell Garage, the 2200 O'Farrell Street Building and Annex would be demolished and a 350,000-sq.-ft. building similar to Phase 1C/2295 Geary would be constructed. The Old Texaco site would be developed with a building with approximately 50,000 sq. ft., and the 2139 O'Farrell Site would be developed with a building with approximately 50,000 sq. ft. The 1401-17 Divisadero Street building would remain.

B. REDUCED CAMPUS ALTERNATIVE

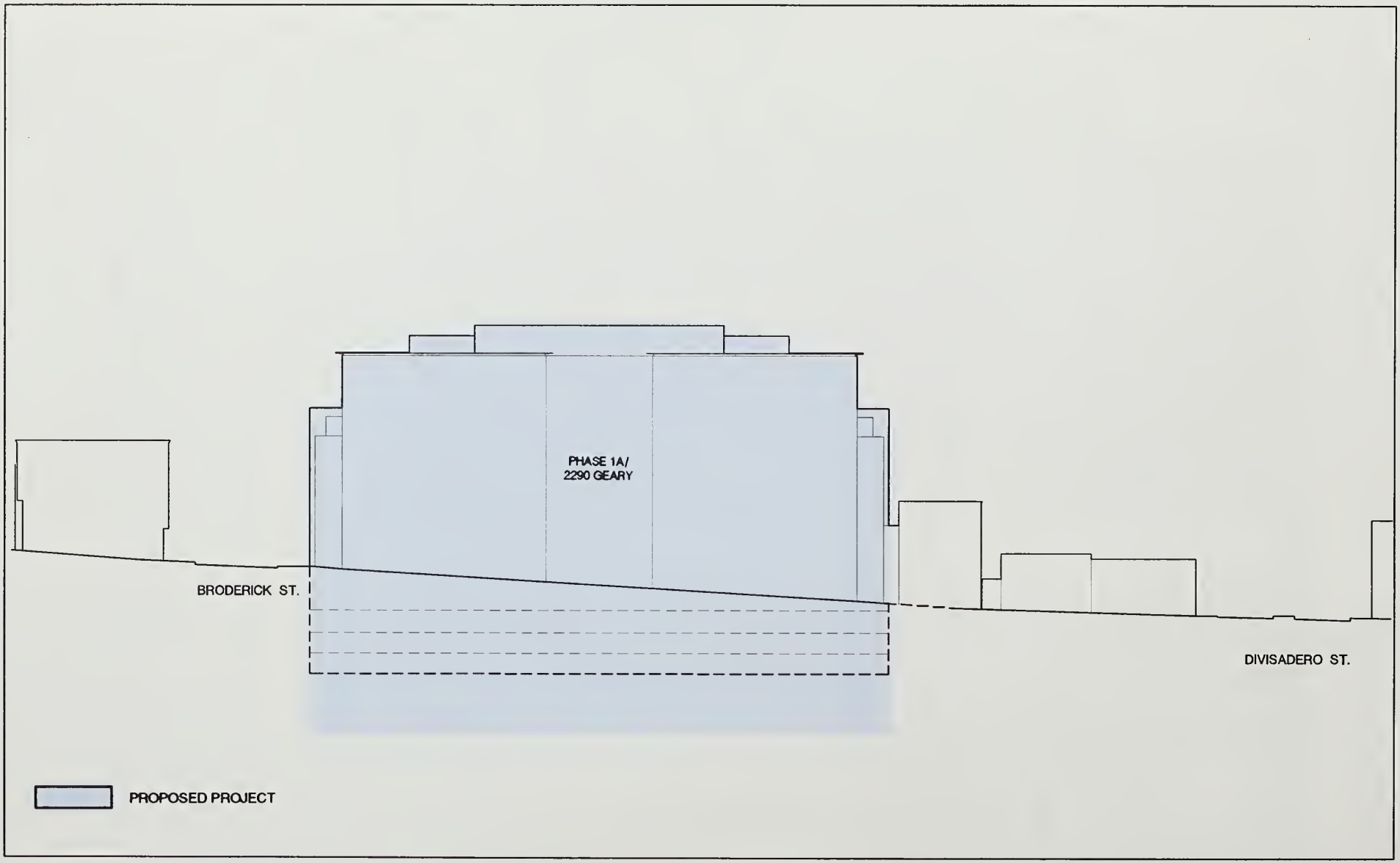
DESCRIPTION

This alternative would provide less parking and would involve much less excavation on the Geary Campus than would the proposed project. This alternative would reduce total space built on the Geary Campus by approximately 23 percent. To maintain the service and employment capacity of the project, Kaiser would renovate and use existing space at the French Campus and continue to use 2350 Geary Boulevard on the Geary Campus; both the French Campus and 2350 Geary Boulevard would be vacated under the project. Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street would be similar to the proposed project; there would be three fewer levels of parking under Phase 1A. The 2190 Geary Boulevard garage would be retained, reducing the site area for the Phase 1C/2295 Geary Boulevard building which would be 36 percent smaller than under the proposed project; no underground parking would be constructed (see Figure VII.B.1). Both Phase 2 buildings (1455 Divisadero Street and 350 St. Joseph's Avenue) would be smaller than the proposed project (46 percent and 25 percent, respectively); no underground parking would be constructed in Phase 2 (see Figure VII.B.2, p. 536). As a variant of this alternative, the project sponsor proposes to include a pedestrian bridge across Geary Boulevard between Phase 1A/2290 Geary Boulevard and 1C/2295 Geary Boulevard to facilitate pedestrian traffic and conveyance of Kaiser records across Geary Boulevard between buildings and to provide for increased safety for mobility impaired patients. See Figure VII.B.3, p. 537, for a phasing plan of the Reduced Campus Alternative.

Year 2000

Demolition/Construction

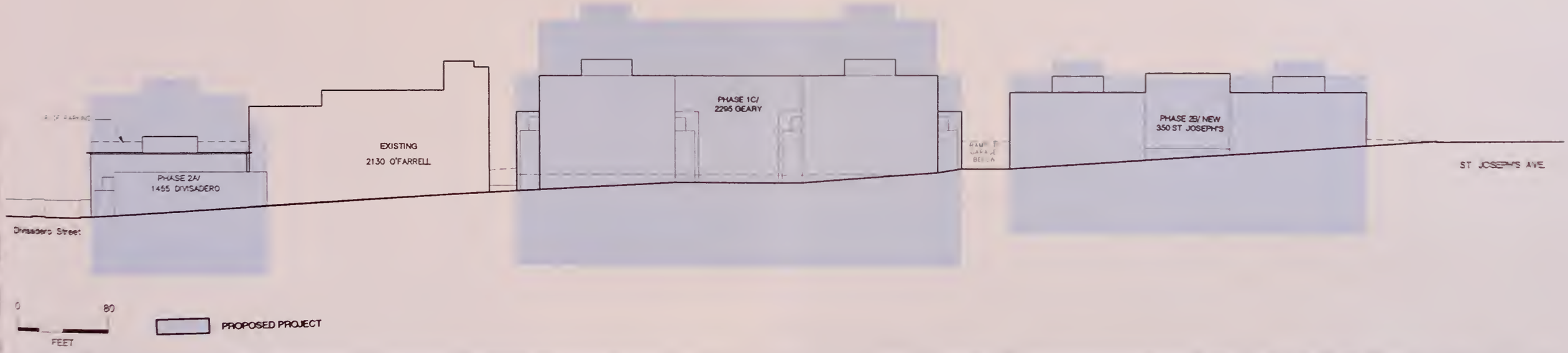
Phase 1A/2290 Geary Boulevard would be similar to the proposed project: construction of a 260,000-sq.-ft. outpatient services building with two loading spaces (the 2290 Geary building).



SOURCE: Anshen & Allen Architects

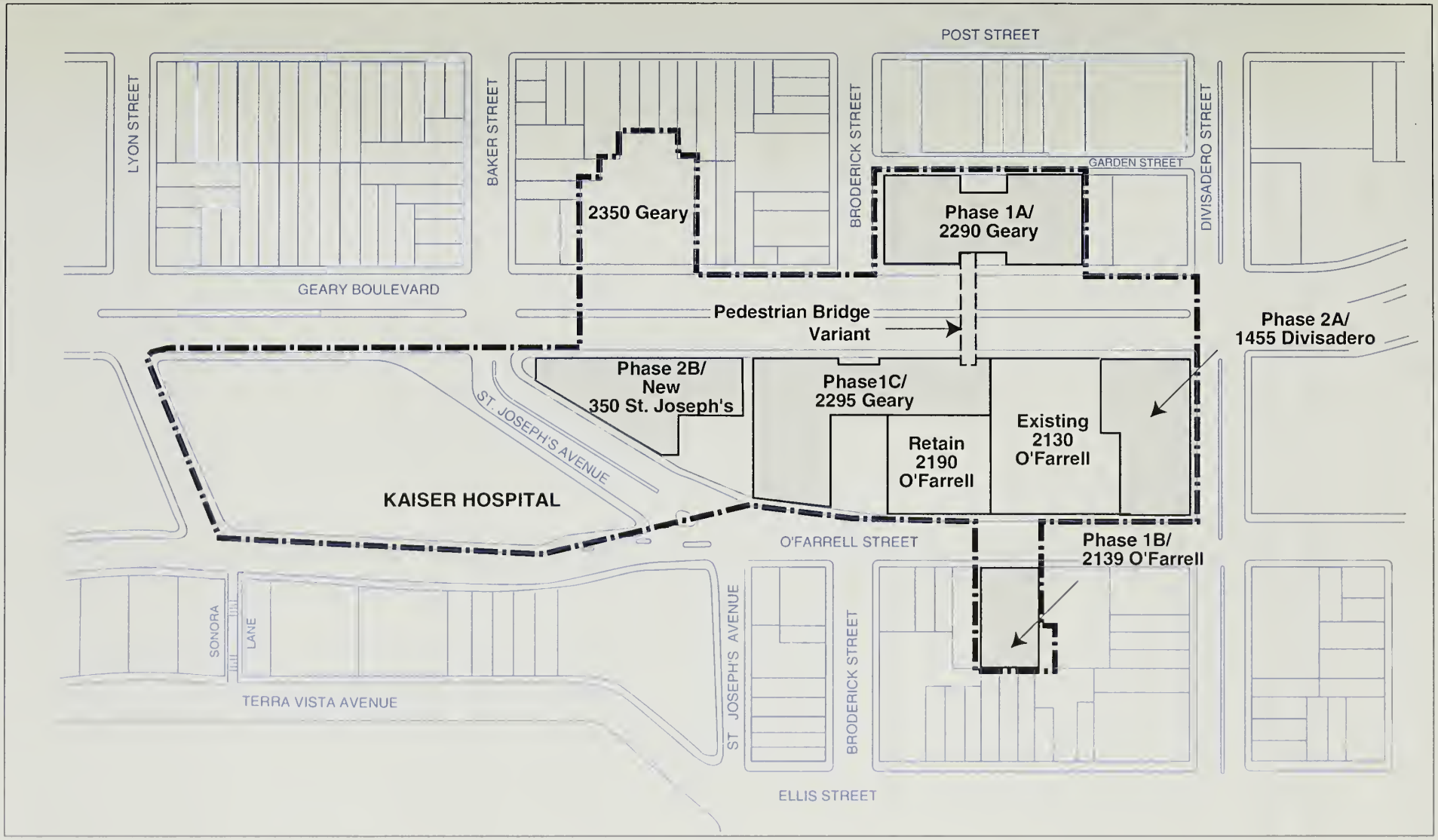
SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.B.1
Reduced Campus Alternative:
North of Geary Boulevard Cross-section



SOURCE: Anshen & Allen Architects

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT
Figure VII.B.2
Reduced Campus Alternative:
South of Geary Boulevard Cross-section



SOURCE: FIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.B.3
Reduced Campus Alternative
Kaiser Geary Campus Phasing Plan

The number of underground parking levels would be decreased from seven to four, and the number of on-site parking spaces would be decreased from 532 to 380.

Phase 1B of this alternative would be the same as Phase 1B/2139 O'Farrell Street of the proposed project, which is the demolition of Kaiser's existing 2139 O'Farrell Street office building, construction of a 21-unit replacement residential building at 2139 O'Farrell Street, and demolition of the 1401-17 Divisadero mixed-use (retail-residential) building. As with the project, the replacement housing would be nine studio units, nine one-bedroom units and three two-bedroom units.

Phase 1C/2295 Geary Boulevard of this alternative would construct a 225,000-sq.-ft. outpatient services building at 2295 Geary Boulevard (125,000 sq. ft. smaller than the project), with one off-street loading dock. There would be no excavation for a subsurface parking garage and no new parking would be constructed. The new L-shaped building would be built on the 2200 O'Farrell Street site, the 2200 Annex building site, the area over the Broderick Street right-of-way and the area fronting on Geary Boulevard currently occupied by temporary buildings and parking. The 408-space 2190 Geary Garage would be retained, rather than demolished as for the project. The height of the new 2295 Geary Boulevard building would not exceed the height of the existing 2200 O'Farrell Street building.

As a variant of this alternative, the project sponsor proposes construction of a pedestrian bridge linking the Phase 1A/2290 Geary Boulevard building and Kaiser's existing Geary Campus on the south side of Geary Boulevard (Phase 1C/2295 Geary Boulevard site).

Retained

The existing 2130 and 2190 O'Farrell Street garages would be retained to meet the overall projected off-street parking demand for both of the new Phase 1 campus buildings. Before being replaced by the Phase 2B/New 350 St. Joseph's building described below, the 350 St. Joseph's Avenue building would be retained and used for administrative and associated services for the

hospital and for construction management of the 2295 Geary Boulevard building. The existing Kaiser 2350 Geary Boulevard building would continue to be used to meet Kaiser's need for outpatient service space during Phase 1 and Phase 2.

Comparison of Alternative with Proposed Project

Phase 1 of this alternative represents a reduction of 125,000 sq. ft. (or a 21 percent decrease) of proposed outpatient services space from that proposed in Phase 1 of the project. The total off-street parking for Phase 1 is reduced by 444 parking spaces, a 24 percent decrease from the proposed project.

Year 2010

Construction

Phase 2A would construct 69,000 sq. ft. of outpatient services space at 1455 Divisadero Street, 58,000 sq. ft. smaller than the proposed project. Phase 2A would also contain a 100-car above-ground garage to be constructed above the outpatient services levels. Phase 2B would be the development of a 72,750-sq.-ft. building at the 350 St. Joseph's Avenue site for future administrative services, 24,250 sq. ft. smaller than under the proposed project. There would be no parking associated with Phase 2B.

Retained

During Phase 2, 2350 Geary Boulevard would not be vacated, but would continue to be used for medical services functions. Under this alternative, the project sponsor would be unable to consolidate all services at the Geary Campus and would continue to operate the French Campus until build-out, and possibly thereafter. However, this alternative would provide sufficient outpatient capacity to obviate the need for new construction to expand the French Campus.

Comparison of Alternative with Proposed Project

The total amount of proposed development under this alternative at the Geary Campus would be reduced from the 834,000 sq. ft. at build-out proposed in the project to 626,750 sq. ft. at build-out, a 25 percent reduction at build-out. The parking spaces for the entire campus at build-out would be reduced from 2,370 to 1,515, a 36 percent reduction at build-out. French Campus would be renovated and operated as shown in Tables VII.1 and VII.2, pp. 510 - 515. Kaiser would continue to use approximately 128,000 sq. ft. at the French Campus under this alternative in comparison to zero under the proposed project or 152,500 sq. ft. presently.

LAND USE AND ZONING

Year 2000

Under this alternative, land use and zoning impacts of Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street would be the same as for the proposed project. Land use and zoning effects of Phase 1C/2295 Geary Boulevard also would be similar. However, the decrease in the square footage of the Phase 1C/2295 Geary Boulevard building would represent less intensification of medical-related use on the south side of Geary Boulevard.

Year 2010

Under this alternative, the same land use and zoning considerations for Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue of the proposed project would apply to the development of Phase 2A and Phase 2B at a smaller scale under this alternative. As with Phase 1C/2295 Geary Boulevard, the smaller scale of the buildings also would result in less intensification of medical use.

Build-out under this alternative would result in approximately 367,000 sq. ft. of new development on Assessor's Block 1098. This would replace about 166,000 sq. ft. of existing space. The total development on the south side of the Geary Campus would be about 38 percent less than under the proposed project.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, the size, bulk and scale of Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street would be the same as the proposed project, except that 2290 Geary Boulevard would have three fewer levels of parking.

The floor area of Phase 1C/2295 Geary Boulevard would be decreased by about 36 percent. The existing garage at 2190 O'Farrell Street would be retained rather than demolished as with the proposed project. Along Geary Boulevard, the height and mass of the reduced L-shaped building would be similar to the project. From O'Farrell Street, the mass and height would appear similar to the project from long and mid-range views since the 2295 building would be the same height as the proposed project. The 2295 building with the 2190 O'Farrell Garage would be the same mass and scale as the proposed project's 2295 Building but would represent a less seamless design flow. As with the project, the building generally would be built to the sidewalk along Geary Boulevard, giving a more-unified view along Geary Boulevard. Views along O'Farrell Street would be less unified than the project because the 2190 O'Farrell Street garage would be retained.

This alternative could include, as a variant, construction of a pedestrian bridge similar to the proposed project. As with the project variant, the view of the downtown skyline would be partially obstructed by the bridge when viewed from the west along Geary Boulevard. The view of the bridge would be limited by the curve in Geary Boulevard near Scott Street when viewed

from the east. The bridge would be visible from the sidewalk, adjacent areas, and upper floors of the Kaiser buildings.

Year 2010

Under this alternative the floor area of Phase 2A/1455 Divisadero Street would be reduced by about 46 percent. The proposed underground parking would be replaced with one level of parking above the outpatient services levels. The design of the Phase 2A/1455 Divisadero Street building would change to accommodate the parking levels. The overall height, size, bulk and scale of the building would be similar to that of the project. The effects on urban design and visual quality would be similar to those identified for the project.

Under this alternative the floor area of the Phase 2B/New 350 St. Joseph's Avenue building would be reduced by about 26 percent. This would result in a reduction of the height of the building from four stories to three stories. This would reduce the building mass and the building would be less prominent when viewed from the uphill areas to the west. This alternative would reduce the overall development on the south side of Geary Boulevard at the end of Phase 2.

ARCHITECTURAL RESOURCES

Year 2000

The effect of Phase 1 of this alternative on architectural resources would be similar to the proposed project. See IV.C. Architectural Resources, pp. 295 - 296, for effects of Phase 1A/2290 Geary Boulevard. The difference between this alternative and the project is that the 2190 O'Farrell Garage, which is not considered to have architectural significance, would not be demolished.

Year 2010

Under this alternative, as with the project, the existing 1401-17 Divisadero Street and 350 St. Joseph's Avenue buildings would be demolished. Neither of these buildings is rated in any survey or is considered to be architecturally significant. As with the proposed project, there would be no significant effect on architectural resources in the project vicinity.

Mitigation

No mitigation measures are required because there would be no significant impacts on architectural resources. The alternative would have the same improvement measures as the project.

CULTURAL RESOURCES

Year 2000

In this alternative, excavation depth for subsurface parking at the Phase 1A/2290 Geary Boulevard site would be about 35 ft. below the ground surface, rather than 55 ft. below the ground surface as described for the proposed project. The Phase 1C/2295 Geary Boulevard site would be leveled. Foundation excavation would be minimal, rather than the 65 ft. needed for the proposed project. The shallower excavation would reduce the likelihood of unearthing deeply buried artifacts, but would not necessarily eliminate the possibility of encountering near-surface artifacts.

Excavation for the foundations of a pedestrian bridge across Geary Boulevard, a project sponsor proposed variant of this alternative, would add a small area to be surveyed for artifacts at the site of the central support pier.

Year 2010

In this alternative, minimal leveling and foundation excavation at the Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue sites probably would reduce the likelihood of unearthing deeply buried artifacts, but would not eliminate the possibility of encountering near-surface artifacts.

Mitigation

Mitigation measures proposed as part of the project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative.

SHADOWS

Year 2000

Under this alternative, the above-ground portion of the Phase 1A/2290 Geary Boulevard building would be the same as the proposed project and new shadow effects would be identical to those of the project, including new shadows on the public library and parking lot at Hamilton Recreation Center cast by the mechanical penthouse on the building during certain times in the fall and winter. The Phase 1B/2139 O'Farrell Street building would be developed as for the project; new shadows would be similar to those identified for the project. The Phase 1C/2295 Geary Boulevard building would be 125,000 sq. ft. less than the project, with the elimination of a portion of the east wing of the building facing O'Farrell Street, leaving the existing parking garage at 2190 O'Farrell Street in place. The reduced Phase 1C/2295 Geary Boulevard structure would be eight stories high (up to 105 ft.), as with the proposed project, for the portion fronting on Geary Boulevard, which would add shadow to the parking lot area of the Hamilton Recreation Center. The shadow effect on Hamilton Recreation Center would be reduced from that of the proposed project, because the reduced Phase 1C/2295 Geary Boulevard building

would not include the eight-story east wing, thereby avoiding a wider band of shadow on Hamilton Recreation Center (see IV.E. Shadows and Wind, p. 335).

Year 2010

This alternative would reduce the outpatient service space of the Phase 2A/1455 Divisadero Street building by placing the off-street parking above ground. The building would be the same height and massing as the proposed project resulting in similar shadow patterns (see IV.E. Shadows and Wind, p. 326). The Phase 2B/New 350 St. Joseph's Avenue building would be three stories, one story less than the project; this smaller building would cast about a 50 percent shorter net new shadow onto streets and sidewalks than the project along the building's northern frontage.

WIND

Year 2000

In this alternative, the above-ground portion of the Phase 1A/2290 Geary Boulevard building would be the same as for the project. Consequently, wind speeds for this site would be the same as for the project. At the Phase 1C/2295 Geary Boulevard site, wind speeds along Geary Boulevard would be the same as the project. Along O'Farrell Street, this alternative would result in less above-ground construction and would be expected to have a lower impact on winds than the proposed project.

Construction of a pedestrian bridge across Geary Boulevard, a project-sponsor-proposed variant of this alternative, could result in increased winds directly beneath the overpass. Wind accelerations of 10 percent could occur, but exceedance of the wind hazard criterion would not occur.[1]

Year 2010

In this alternative, the Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue buildings would be similar in building height and massing along Geary Boulevard as with the project. Consequently, impacts on winds would be about the same as those projected for the project.

Mitigation

As with the proposed project, no mitigation measures are required for this alternative. However, improvement measures included for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to this alternative.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would generate the same increase in employment as the proposed project: a 4.3 percent increase in citywide employment from about 1920 employees in 1995 to approximately 2,000 employees in year 2000. Construction employment would be approximately the same as under the proposed project (150 full-time jobs per year), although it could be lower because 14 percent of the space would be renovated, not demolished and rebuilt. Tables VII.1 and VII.2, pp. 510 - 515, present employment and space estimates.

Geary Campus

This alternative reduces employment capacity of the Geary Campus by approximately 18 percent, or 230 employees. Employment during Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street would be the same as under the proposed project. In Phase 1C/2295 Geary Boulevard this alternative would reduce employment at Phase 1C/2295 Geary Boulevard by approximately 42 percent or 348 employees. Because of the reduced employment capacity in Phase 1 Kaiser would continue using 2350 Geary Boulevard instead of vacating it. Employment in leased space would be relocated to the Geary Campus, as under the project.

French Campus

Of the 260 employees who would be relocated to the Geary Campus from the French Campus under the proposed project, approximately 27 employees would be relocated to the Geary Campus with the remaining 233 employees staying at the French Campus.

Year 2010

This alternative would add the same 296 new citywide Kaiser jobs as would the proposed project. Geary Campus employment would be 25 percent less than under the proposed project while more space at the French Campus would be renovated to accommodate an additional 70 employees. This alternative's construction employment would be lower than the proposed project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010 because approximately 21 percent less space would be built.

Housing and Population

Year 2000

This alternative would have the same effects as the proposed project. The existing eight residential units on the Eden property would be demolished. The Special Use District governing the Eden Property allows the Planning Commission to require payment of up to $100,000 to mitigate the loss of housing units if the Commission finds that the loss of housing units is not outweighed by the benefits of the Phase 1A/2290 Geary Boulevard building. The 21 residential apartment units at 1401-17 Divisadero Street would be demolished, thereby triggering the relocation assistance provisions of the California State Redevelopment Law. Kaiser would construct a replacement structure at 2139 O'Farrell Street prior to demolition of the 1401-17 Divisadero Street building. Demand for housing would increase by 15 units because of the citywide increase in Kaiser employment of approximately 80 employees.

Year 2010

This alternative would have similar, but smaller, housing and population effects as the proposed project. This alternative would not demolish or construct housing, and, therefore, would not displace or increase residential population. Because of the continued use of the French Campus and the same level of citywide employment, this alternative's total effect on housing demand would be the same as the proposed project: an increase of approximately 296 employees, creating an additional demand for 54 new housing units.

TRANSPORTATION AND CIRCULATION

Year 2000

Development of the Phase 1A/2290 Geary Boulevard building would be the same as the proposed project. Therefore, the Phase 1A impacts under this alternative would be the same as the project. The lower level of development proposed under this alternative at the Phase 1C/2295 Geary Boulevard building would result in approximately 160 net new PM peak-hour vehicle-trips at the Geary Campus under Phase 1, which represents a 52 percent reduction in net new PM peak-hour vehicle-trips from Phase 1 of the proposed project.

In general, the reduction in PM peak-hour vehicle-trips at the Geary Campus, as well as the shift in travel patterns caused by the retention of the existing 2190 O'Farrell Street garage, would result in shorter vehicle delays and fewer intersection impacts in the local area compared to the project. Because of the shift in travel patterns, this alternative would result in slightly higher through-traffic volumes along the arterial segment of Divisadero Street, thus resulting in slight decreases in travel speeds. However, this decrease would not result in any additional arterial impacts compared to Phase 1 of the project.

The Reduced Campus Alternative would involve an overall reduction in parking supply of approximately 410 spaces at the Geary Campus in Phase 1. There would be sufficient off-street parking space to meet Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street parking demand. Each of the Phase 1 subphases would also meet parking requirements of the City Planning Code and SFRA standard.

Construction impacts under Phase 1 of the Reduced Campus Alternative would be less than for the proposed project because there would be less excavation for Phase 1A/2290 Geary Boulevard and minimal excavation for Phase 1B/2139 O'Farrell Street. That is, the existing 2190 O'Farrell Street garage would be retained under this alternative and no parking garages would be constructed at Phase 1C/2295 Geary Boulevard. Phase 1 impacts related to transit

and pedestrians would also be less compared to Phase 1 of the proposed project because of the decrease in employment at the Geary Campus under this alternative.

Under this alternative, the effects of the pedestrian bridge variant on transportation and circulation would be similar to those of the proposed project.

Year 2010

Phase 1 and Phase 2 of the Reduced Campus Alternative would result in approximately 320 net new PM peak hour vehicle-trips at the Geary Campus, which represents a 42 percent reduction in net new vehicle-trips from Phase 1 and Phase 2 of the proposed project.

Similar to Phase 1, the reduction in PM peak hour vehicle-trips at the Geary Campus in Phase 1 and Phase 2 of this alternative, as well as the shift in travel patterns due to the retention of the existing 2190 O'Farrell Street garage, would result in lower vehicle delays and fewer intersection impacts in the local area compared to the project. As under Phase 1 of this alternative, Phase 1 and Phase 2 would result in slight decreases in travel speeds along the arterial segment of Divisadero Street. However, this decrease would not result in any additional arterial impacts compared to Phase 1 and Phase 2 of the project.

The Reduced Campus Alternative would involve a reduction in parking supply of approximately 780 spaces at the Geary Campus in Phase 1 and Phase 2. This reduction would result in an unmet parking demand for approximately 110 parking spaces, thus causing project-related vehicles to either park on the street, shift to transit, or park in other off-street parking facilities located further from the project site.

Construction impacts for Phase 2 of the Reduced Campus Alternative would be less than the proposed project since there would be less excavation work, because the existing 2190 O'Farrell Street garage would be retained under this alternative and no parking garages would be

constructed at Phase 2B/350 St. Joseph's Avenue. Phase 1 and Phase 2 impacts related to transit and pedestrians would also be less compared to Phase 1 and Phase 2 of the project.

As previously described, the Reduced Campus Alternative would add 306 employees to the French Campus in Phase 1 and Phase 2, which translates into approximately 220 PM peak hour vehicle-trips. However, no impacts to the intersections in the vicinity of the French Campus are expected to occur, since these intersections are currently operating at excellent conditions (i.e., LOS A and LOS B). (See the traffic discussion in VII.F. No 2290 Geary - Dual Campus Alternative, pp. 665 - 667.)

Mitigation

No intersection or arterial mitigation measures would be required because there would be no new traffic impacts generated by this alternative. However, this alternative would have the same improvement measures related to construction activity, general trip reduction and to traffic conflicts on Garden Street, as would the proposed project.

NOISE

Year 2000

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the proposed project. Less excavation would be needed at the Phase 1A/2290 Geary Boulevard site (because of smaller underground parking garage) and minimal excavation would be required for the Phase 1C/2295 Geary Boulevard building. This would shorten the exposure period, but the remaining noise and vibration would be disruptive and would have to be mitigated.

As shown in Figure IX.N.1, p. A.133, increase in ambient noise level from this alternative's traffic would be measurable, but the change is not likely to be perceptible to nearby residents in the Geary Campus vicinity in the year 2000.

Year 2010

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the proposed project. Minor excavation would be required at Phase 2A/1455 Divisadero Street and the Phase 2B/New 350 St. Joseph's Avenue sites because there would be no underground parking garages. This would shorten the exposure period and eliminate vibration impacts associated with garage excavation; the remaining noise would still be disruptive and would have to be mitigated.

As shown in Figure IX.N.1, p. A.133, increase from this alternative's traffic noise would not be perceptible to the nearby residents in the Geary Campus vicinity in the year 2010.

Mitigation

The same construction-phase mitigation measures for the project would apply to this alternative (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

As with the proposed project, PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the proposed project. Less excavation would be required at the Phase 1A/2290 Geary site (because of the

smaller underground parking garage) and the new building proposed for Phase 1C/2295 Geary would be smaller (because of no underground parking). This alternative would reduce the total amount of PM_{10} emitted and shorten the emission period. As with the project, the remaining PM_{10} emissions would have to be mitigated as recommended by the Bay Area Air Quality Management District (BAAQMD).

The total Geary Campus emission changes in the year 2000 (relative to 1995 emissions) and the emission increments for this alternative are shown in Figure IX.N.2, p. A.134. Total reactive organic gases (ROG) emissions are expected to decline by 19 percent and this alternative's emissions increment would be 20 lb/day. The total nitrogen oxides (NO_x), and PM_{10} emissions are expected to increase by 7 percent and 23 percent, respectively, and this alternative's NO_x and PM_{10} increments would be 42 lb/day and 19 lb/day, respectively. As with the project, none of this alternative's emissions increments would exceed the 80 lb/day BAAQMD threshold. As with the proposed project, no existing or year 2000 CO standard violations are anticipated in the Geary Campus vicinity. At all receptor locations, this alternative's CO concentrations would be within 0.1 ppm of those calculated for the proposed project.

Year 2010

PM_{10} emissions would be produced during demolition and construction. Such activities would occur at the same locations as those for the proposed project. Minor excavation would occur at the Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue sites because there would be no underground parking garages. This would lessen the total amount of PM_{10} emitted and shorten the emission period. As with the project, the remaining PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The total Geary Campus emission changes in the year 2010 (relative to 1995 emissions) and the emission increments for this alternative are shown in Figure IX.N.2, p. A.134. Total ROG emissions are expected to decline by 48 percent and this alternative's emissions increment would be 21 lb/day. The total NO_x, and PM_{10} emissions are expected to increase by 7 percent and

49 percent, respectively, and this alternative's NO_x and PM_{10} increments would be 64 lb/day and 40 lb/day, respectively. This alternative's emissions increments would be lower than the proposed project and would not exceed the 80 lb/day BAAQMD threshold.

No existing or year 2010 CO standard violations are anticipated in the Geary Campus vicinity. At all receptor locations, this alternative's CO concentrations would be within 0.1 ppm of those calculated for the proposed project.

Mitigation

The same construction-related mitigation measures proposed as part of the project for PM_{10} would apply to this alternative (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

Hazardous Materials

Geary Campus

The increase in use of hazardous materials caused by consolidation of the leased spaces and increase inpatient visits at the Geary Campus, excluding the hospital, is presented in Table IX.N.1, p. A.135, of Appendix N. Alternatives. The increase in hazardous materials use for Phase 1A/2290 Geary Boulevard of this alternative would be the same as the proposed project. This increase for Phase 1 is less than half of the estimated increase under the proposed project. The increase in use of biohazardous materials would be less compared to the proposed project because outpatient services from French Campus would not be relocated and there would be an increase of less than 1 percent in patient visits compared to the proposed project by the

year 2000. Potential for exposure caused by the increased use of hazardous chemicals would be similar to the proposed project. Potential effects on public health and the environment caused by possible exposure at the Geary Campus would be expected to be less compared to the proposed project. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials as under the proposed project.

French Campus

Kaiser would continue outpatient services at the French Campus under this alternative. According to Kaiser forecast, patient visits to all Kaiser locations would be expected to increase 10 percent by the year 2000. Total use of hazardous materials at the French Campus, as shown in Table IX.N.2, p. A.136, of Appendix N. Alternatives, indicates an increase in use of hazardous materials at the French Campus by the year 2000 as compared to the proposed project; whereas use of hazardous materials would be eliminated by the year 2000 under the proposed project. The use of hazardous materials would continue at the French Campus under this alternative. Potential effects on public health and safety caused by use, transportation, and possible accidental release of hazardous materials would not be eliminated at French Campus. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

Combined use of hazardous materials at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Hazardous Waste

Geary Campus

The increase in use of hazardous materials would result in increased generation of hazardous wastes. The estimated increase in the generation of hazardous chemical waste at the Geary

Campus, excluding the hospital, under this alternative is presented in Table IX.N.3, p. A.137, of Appendix N. Alternatives. For Phase 1A/2290 Geary Boulevard, the increased generation of hazardous waste would be the same as the project. The increase for all categories of hazardous waste under this alternative is approximately 9 percent while the increase under the project ranges from 10 percent for other waste to 123 percent for flammable waste (see Table IV.J.2, p. 419). There would be an increase of approximately 3,870 pounds of medical waste per month at the Geary Campus, excluding the hospital, under this alternative. This increase is 58 percent less than the project. Potential for exposure caused by increased generation of hazardous wastes would be similar to the project. Potential effects on public health and the environment caused by potential exposure would be less compared to the project; Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous wastes as under the project.

French Campus

The estimated increase in the generation of hazardous waste at the French Campus under this alternative is presented in Table IX.N.4, p. A.138, of Appendix N. Alternatives. Total quantities generated in year 2000 indicate that an increase in generation of hazardous chemical waste at the French Campus would continue rather than be eliminated by the year 2000 under the proposed project. There would be an increase of approximately 4,510 pounds of medical waste per month at French Campus under this alternative. Potential effects on public health and safety caused by potential exposure to hazardous waste would not be eliminated at French Campus.

Combined generation of hazardous waste at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Year 2010

Hazardous Materials

Geary Campus

The increase in use of hazardous materials at the Geary Campus, excluding the hospital, by the year 2010 is presented in Table IX.N.1, p. A.135, of Appendix N. Alternatives. Under this alternative, the increase in use of hazardous materials would be over 60 percent less than the estimated increase under the proposed project. The increase in use of biohazardous materials would be less compared to the proposed project, because outpatient services from French Campus would not be relocated and there would be 4 percent less increase in patient visits compared to the proposed project by the year 2010. Potential for exposure caused by the increased use of hazardous chemicals would be similar to the proposed project. Potential effects on public health and the environment caused by potential exposure at the Geary Campus would be less than the proposed project. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

French Campus

Kaiser would continue outpatient services at the French Campus under this alternative. According to Kaiser's forecast, there would be a 27 percent increase in patient visits to all Kaiser locations by the year 2010. Total use of hazardous chemicals at the French Campus in year 2010 is shown in Table IX.N.2, p. A.136, of Appendix N. Alternatives, and indicates the increase in use of hazardous chemicals at the French Campus by the year 2010 as compared to the proposed project; there would be no use of hazardous chemicals in Phase 2 under the proposed project. The use of biohazardous materials would not be eliminated at French Campus under this alternative. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at French Campus.

Combined use of hazardous materials at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Hazardous Waste

Geary Campus

The increase in use of hazardous materials would result in increased generation of hazardous wastes. The estimated increase in the generation of hazardous chemical waste at the Geary Campus, excluding the hospital, under this alternative is presented in Table IX.N.3, p. A.137, of Appendix N. Alternatives. The increase for all categories of hazardous chemical waste under this alternative is approximately 23 percent, while the increase under the proposed project ranges from 27 percent for other waste to 158 percent for flammable waste (see Table IV.J.2, p. 419). There would be an increase of approximately 9,780 pounds of hazardous waste per month at the Geary Campus, excluding the hospital, under this alternative. This increase is 41 percent less than the proposed project. Potential for exposure caused by increased generation of hazardous wastes would be similar to the proposed project. Potential effects on public health and the environment caused by potential exposure would be less than the proposed project. Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous waste.

French Campus

The estimated increase in the generation of hazardous chemical waste under this alternative is presented in Table IX.N.4, p. A.138, of Appendix N. Alternatives. Total quantities generated in year 2010 indicate the increase in generation of hazardous chemical waste at the French Campus over the proposed project; there would be no generation of hazardous chemical waste in Phase 2 under the proposed project. There would be an increase of approximately 5,180 pounds of medical waste per month at the French Campus under this alternative. Potential effects on

public health and safety caused by potential exposure would not be eliminated at French Campus. Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous waste.

Combined generation of hazardous waste at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Mitigation

As with the proposed project, no mitigation measures are required for this alternative. However, improvement measures included for the proposed project would apply to this alternative (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Fire and Police Protection

Under the Reduced Campus Alternative, demand for services from the San Francisco Fire Department, including the Hazardous Materials Unit, and the San Francisco Police Department would be similar to those of the proposed project. Effects on service area, response times, and fire and police protection resources would be similar to those of the proposed project. The Richmond District of the Police Department would serve the Phase 1A/2290 Geary site. Fire protection services for the French Campus would be provided by either Station 10 (which also serves the Geary Campus), or Station 31, located at 441 12th Avenue.[2]

Because the Reduced Campus Alternative would renovate and reuse existing space at the French Campus, the types of uses would change from a mix of non-Kaiser and Kaiser use to full Kaiser

use. Kaiser outpatient service uses currently exist at the French Campus. Therefore, the change to full Kaiser use of the French Campus would not introduce new land uses that might affect the ability of the Fire and Police departments to serve it.

Solid Waste Collection

At the Geary Campus, the amount of solid waste generated under the Reduced Campus Alternative would be about 1,420 tons per year, or about 260 tons per year less than the 1,680 tons per year generated under the project. At the French Campus, solid waste generation would increase. Under the proposed project, the French Campus would be vacated and no solid waste would be generated at the French Campus. Under the Reduced Campus Alternative, the amount of solid waste generated would be about 260 tons, for a total net difference of about zero between the Reduced Campus Alternative and the project (see Table IX.N.5, p. A.139, of Appendix N. Alternatives). Thus, the Reduced Campus Alternative and the project would generate about the same amount of solid waste in the year 2000.

Water Supply

The Geary Campus would require less water under the Reduced Campus Alternative than under the project. Water demand would be about 0.055 million gallons per day (mgd) under the Reduced Campus Alternative, or 0.012 mgd less than the water demand of 0.067 mgd under the project. The French Campus would generate no water demand under the project because all space would be vacated. Under the Reduced Campus Alternative, the French Campus would generate a water demand of about 0.010 mgd. Thus, the combined water demand of the Geary and French campuses under the Reduced Campus Alternative would be 0.065, which is about the same as the water demand of 0.067 mgd under the proposed project (see Table IX.N.6, p. A.140, of Appendix N. Alternatives). The San Francisco Water Department indicated that it would be able to provide the amount of water demanded by the project because water demand under the Reduced Campus Alternative would be about the same for each phase as for the project. Therefore, the San Francisco Water Department would be able to provide water for the Reduced Campus Alternative without needing to seek new sources of water.

Water Supply Infrastructure

The San Francisco Water Department considers existing water supply infrastructure to have adequate capacity for the project. Because water use at the Geary Campus under the Reduced Campus Alternative would be about the same as that under the project, no new water supply infrastructure would be needed. Kaiser still would need to submit building plans to the San Francisco Fire Department and the San Francisco Water Department for review and approval.

No new construction would occur at the French Campus under the Reduced Campus Alternative; therefore, existing water supply infrastructure would be adequate to serve the renovated space.

Wastewater Treatment Capacity

Applying the same assumptions used for the proposed project, it is assumed that 95 percent of consumed water would be collected and treated as wastewater. Under this alternative, the Geary Campus would generate about 0.052 mgd of wastewater, which would be 0.012 mgd less than the 0.064 mgd generated under the project. Similar to the project, the Southeast Water Pollution Control Plant would be able to accommodate the sanitary flow of the Reduced Campus Alternative.

Wastewater generated at the French Campus would be treated at the Oceanside Water Pollution Control Plant. The amount generated under the Reduced Campus Alternative would be about 0.0095 mgd (5 percent less than water demand of 0.010 mgd), which would have a negligible effect on wastewater treatment capacity.

Broderick Utility Corridor

Under the Reduced Campus Alternative, construction of the Phase 1C/2295 Geary Boulevard building would not include excavation for an underground parking garage, thereby eliminating

the need for special support during excavation. Assuming that the design of the building would include an open walkway at the ground level, similar to the proposed project, access to the utility corridor would not be obstructed.

Year 2010

Fire and Police Protection

Demand for fire and police protection in the year 2010 under the Reduced Campus Alternative would be similar to the demand anticipated for the year 2000. Effects on service area, response times, and fire and police protection resources would be similar to those of the proposed project for the year 2010.

Demand for fire and police services at the French Campus under year 2010 for Phase 2 would be similar to year 2000.

Solid Waste

Solid waste generation at the Geary Campus under the Reduced Campus Alternative would be about 470 tons per year less than the amount generated by the proposed project in the year 2010. The French Campus would generate about 350 tons per year more than would be generated under the project. The total net decrease under the Reduced Campus Alternative would be about 110 tons per year less than that estimated for the project (see Table IX.N.5, p. A.139, Appendix N. Alternatives, for calculations). Assuming that 51 percent of the amount generated would be diverted through recycling efforts by Kaiser and by the City, the additional amount that would be exported to the Altamont Landfill under this alternative would be about 53 tons per year less than the amount under the project.

Water Supply

The Geary Campus would have a water demand of 0.065 mgd under the Reduced Campus Alternative in the year 2010, which is about 0.019 mgd less than its water demand under the proposed project. The French Campus would increase its water demand from none under the project to 0.013 mgd under the Reduced Campus Alternative. Under the Reduced Campus Alternative, the combined water demand of the Geary and French Campuses would be 0.078 mgd, or about 0.005 mgd (with rounding error), (5,000 gallons per day) less than that of the project (see Table IX.N.6, p. A.140, Appendix N. Alternatives for these calculations). The San Francisco Water Department indicated that it would be able to provide the amount of water demanded by the project. Water demand under the Reduced Campus Alternative would be less than that of the proposed project; therefore, the San Francisco Water Department would be able to provide water for the Reduced Campus Alternative in Phase 2 without needing to seek new sources of water.

Water Supply Infrastructure

Existing water supply mains have adequate capacity to serve the Geary Campus in the year 2010 under the Reduced Campus Alternative. No new construction would occur at the French Campus under the Reduced Campus Alternative. Existing water supply infrastructure would be adequate to serve the French Campus.

Wastewater Treatment Capacity

Wastewater produced by the Geary Campus in the year 2010 would be 95 percent of the amount of potable water consumed in Phase 2, or 0.062 mgd, which is 0.019 mgd less than the 0.081 mgd generated under the proposed project. The Southeast Water Pollution Control Plant would have the capacity to treat wastewater under the Reduced Campus Alternative. The French Campus would generate about 0.013 mgd in the year 2010. As for year 2000 conditions, the

Oceanside Water Pollution Control Plant would have adequate capacity to handle this additional flow.

Broderick Utility Corridor

Under this alternative, the Phase 2 buildings would not affect the Broderick Utility Corridor because they would be located away from the corridor.

Mitigation

As with the proposed project, improvement measures for solid waste would apply to the Reduced Campus Alternative (see V.H. Utilities and Community Services, pp. 497 - 498).

ENERGY

Year 2000

Phase 1A/2290 Geary Boulevard of the Reduced Campus Alternative would consume about the same amount of energy as Phase 1A/2290 Geary Boulevard of the proposed project. Phase 1B/2139 O'Farrell Street would consume less energy because the building is decreased by 36 percent of the project. Phase 1 of this alternative would require about the same amount of energy as the project. The Geary Campus would consume about 51 billion British thermal units (BBtu), and the French Campus would consume about 9 BBtu. Combined, the Geary Campus and French Campus would consume 60 BBtu under the Reduced Campus Alternative, which is about the project consumption of 61 BBtu (see Table IX.N.7, p. A.141, Appendix N. Alternatives). Energy used in construction, including materials and transportation (fuel use), would require about 240 BBtu less than the amount required under the proposed project (see Table IX.N.8 to Table IX.N.10, pp. A.142 - A.144, Appendix N. Alternatives). This is

equivalent to a savings of about 41,380 barrels of crude oil. Use of energy associated with transportation would be similar to that described for the proposed project. PG&E and the Enron Corporation would be able to supply Kaiser with electricity and natural gas to meet the energy requirements of this alternative.

As for the project, the Reduced Campus Alternative would not require new electrical and natural gas infrastructure. All buildings at the French Campus are already adequately powered and supplied.

Title 24 compliance requirements under the Reduced Campus Alternative would not differ from those required of the project. All new construction would be required to meet certain energy-conserving design requirements. Any renovation of 4141 Geary at the French Campus that would change the existing heating and/or cooling systems of the building would need to comply with Title 24.

Year 2010

Energy use in the year 2010 under the Reduced Campus Alternative would be less than the year 2010 energy use under the project. The Geary Campus would consume about 64 BBtu in Phase 2, and the French Campus would consume about 12 BBtu. Energy use for the Reduced Campus Alternative would total about 76 BBtu, which is 6 BBtu less than the energy use of 82 BBtu under the project (see Table IX.N.7, p. A.141, of Appendix N. Alternatives). Construction energy use (Phase 1 and Phase 2 combined) in the year 2010 would total about 1,580 BBtu, which would be about 420 BBtu less than the project's construction energy use of about 2,000 Btu (see Table IX.N.8 - IX.N.10, pp. A.142 - A.144 of Appendix N. Alternatives). The difference of 420 BBtu is equivalent to about 72,410 barrels of crude oil. Energy use from renovation of the French Campus would be about 5 percent of the total construction energy use. Transportation energy use would be similar to the existing setting, but could use more energy than the proposed project due to increased linked trips between the two campuses. As for Phase 1, the ability of PG&E and the Enron Corporation to supply electricity and natural gas would not be affected and no new infrastructure would be needed.

Mitigation

As with the proposed project, no mitigation measures are required for the Reduced Campus Alternative. However, improvement measures for the proposed project would apply to this alternative (see V.I. Energy, p. 499).

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees would be the same as for the proposed project (see IV.M. Vegetation and Wildlife, p. 443).

SOILS AND GEOLOGY

Year 2000

In this alternative, excavation depth for subsurface parking at the Phase 1A/2290 Geary Boulevard site would be about 35 ft. below the ground surface, compared to the 55 ft. below the ground surface needed for the proposed project. Potential impacts related to the slumping of excavation walls and settling of structures adjacent to excavations would be similar to those of the project for the Phase 1A/2290 Geary Boulevard site, although they could be less severe because of the reduced depth of the excavation. It is assumed that the shallower excavation at the Phase 1A/2290 Geary Boulevard site would avoid encountering the groundwater table, thus eliminating impacts resulting from dewatering. Excavated spoils to be removed from the site would be reduced by about one-third, resulting in about 45,000 cubic yards of spoils, compared to the 70,000 cubic yards for the project. At the Phase 1C/2295 Geary Boulevard site, there would be no excavation for subsurface parking, compared to about 65 ft. of excavation needed for the project. Minimal leveling and foundation excavation at the Phase 1C/2295 Geary

Boulevard site probably would create only a few cubic yards of spoils, compared to the 145,000 cubic yards described for the project.

The construction of a pedestrian bridge across Geary Boulevard, a project sponsor proposed variant of this alternative, would add only a few cubic yards of excavated soil to be removed from the site of the central support pier. Foundation and structural support for such a bridge would comply with the construction provisions of the San Francisco Building Code.

Year 2010

In this alternative, no excavation would occur for subsurface parking at the Phase 2A/1455 Divisadero Street or Phase 2B/New 350 St. Joseph's Avenue sites. The groundwater table would not be intersected, and the potential impacts associated with dewatering would be avoided. Minimal leveling and foundation excavation at the Phase 2 sites probably would create only a few cubic yards of spoils, compared to 40,000 cubic yards from the Phase 2A/1455 Divisadero Street site and 50,000 cubic yards from the Phase 2B/New 350 St. Joseph's Avenue site as described for the project.

Mitigation

Mitigation and improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to Phase 1A/2290 Geary Boulevard of this alternative. The dewatering measure for the project would not apply to the Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A and Phase 2B sites.

SEISMICITY

Year 2000 and Year 2010

In this alternative, new structures would replace the existing structures on the Geary Campus, each of which is rated by Kaiser as at least a "functional concern" for seismic safety. Site-specific and regional seismic conditions and probabilities would remain unchanged. As with the proposed project, seismic hazards would be reduced because the new structures, including the pedestrian bridge, would meet the more-stringent requirements of the current building code, and Kaiser's seismic safety standards. Kaiser would upgrade seismic safety of the existing buildings to be renovated at the French Campus. Because this alternative was not part of Kaiser's original San Francisco plan, the buildings at the French Campus were not included in the January 1996 survey of seismic safety conditions. Recommendations of the structural engineers would be followed during renovation of the French Campus buildings.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the addition that the measures also would be applied to the seismic upgrade of buildings at the French Campus.

HYDROLOGY AND WATER QUALITY

Year 2000

In Phase 1 of the Reduced Campus Alternative, the underground parking garage for the Phase 1C/2295 Geary Boulevard building and two levels of the underground parking garage for the Phase 1A/2290 Geary Boulevard building would be eliminated, thus eliminating the need for excavation at the Phase 1C/2295 Geary Boulevard site, and reducing the amount of excavation

at the Phase 1A/2290 Geary Boulevard site. All groundwater effects relating to excavation at the Phase 1C/2295 Geary Boulevard site would be eliminated, including dewatering-related soil settlement effects, disposal of dewatered groundwater, erosion and sedimentation occurring from dewatering discharge, and potential groundwater flow obstruction.

Assuming that the depth of each underground parking level is 10 ft., reducing the Phase 1A/2290 Geary Boulevard underground parking garage by two levels would reduce the depth of the underground parking garage by 20 ft. The approximate finished floor elevation for the basement would be in a range of +118 to +123 ft. San Francisco City Datum (SFCD), compared to +98 to +103 ft. SFCD for the proposed project. Because the groundwater elevation at the Phase 1A/2290 Geary Boulevard site is between +108 to +120 ft., the floor elevation for the basement would be only slightly below the level of expected groundwater, or several feet above it. Thus, all effects related to groundwater for the Phase 1A/2290 Geary Boulevard site would be eliminated or would be minimal under the Reduced Campus Alternative.

All hydrology and water quality effects of the Phase 1B/2139 O'Farrell Street site under this alternative would be similar to the project.

Erosion and sedimentation during construction under the Reduced Campus Alternative would decrease because of the elimination of excavation at the Phase 1C/2295 Geary Boulevard site and the reduction of excavation at the Phase 1A/2290 Geary Boulevard site. Decreased excavation at the Phase 1A/2290 Geary Boulevard site would decrease the length of time required for excavation, which would decrease the probability of excavating during wet weather.

Effects on surface hydrology, spill contingency plans, and wastewater permit compliance for this alternative would be similar to the project.

The French Campus currently operates under a Class II wastewater permit which the City issues to minor dischargers of less than 25,000 gallons per day. The French Campus probably would not need to amend its wastewater permit because the amount of wastewater generated in Phase 1 under this alternative would be less than the existing amount. As shown in Table IX.N.6, p. A.140,

the French Campus would require about 9,880 gallons of water per day, or about 7,020 gallons per day less than the existing water demand of 16,900 gallons per day. The change in the amount of water use is caused by the change in the type of space proposed for renovation. Actual wastewater generation is assumed to be 5 percent less than water demand, as discussed in IV.K. Utilities and Community Services, p. 431. Therefore, wastewater generation at the French Campus under the Reduced Campus Alternative would be less than the existing amount, and its current Class II wastewater permit probably would not need to be amended.

The pedestrian bridge proposed by the project sponsor as a variant to the Reduced Campus Alternative would involve a minor amount of ground leveling and foundation excavation, which would last approximately one week. The mid-span support pier would not intercept the groundwater table and the potential for erosion and sedimentation would be minimal because of the short period needed for the excavation work.

Year 2010

Phase 2A/1445 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would avoid all groundwater dewatering effects because no substantial excavation would be necessary for these buildings. The potential for erosion and sedimentation would be less for the Reduced Campus Alternative than for the proposed project because of the elimination of excavation and the shortened amount of time that the construction site would be exposed to stormwater. All other hydrology and water quality effects for Phase 2 would be similar to the project.

Mitigation

If excavation for the Phase 1A/2290 Geary Boulevard building would be above the groundwater level, none of the dewatering improvement measures recommended for the project would apply to the Reduced Campus Alternative. Improvement measures to protect water quality would

apply to the Reduced Campus Alternative similar to those for the project (see V.K. Hydrology and Water Quality, p. 501).

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

Impacts caused by construction and demolition of buildings during Phases 1A/2290 Geary Boulevard and 1B/2139 O'Farrell Street would be similar to those under the proposed project. There would be a potential for encountering USTs during excavation activities at the Phase 1A/2290 Geary Boulevard site. Hydraulic fluid could be encountered in the soil beneath 2266 Geary Boulevard at Phase 1A/2290 Geary Boulevard site.

The buildings and structures at Phases 1A/2290 Geary Boulevard and 1B/2139 O'Farrell Street sites are contaminated with asbestos, lead and PCBs. There is a potential for exposure to contaminated soils or building materials contaminated with asbestos, lead and PCBs under this alternative, as under the proposed project. As with the project, there is a possibility of encountering an UST during excavation at the 1401-17 Divisadero Street site.

Under this alternative, the parking garage at 2190 O'Farrell Street would not be demolished; therefore, there would be no potential for exposure to asbestos, lead or PCBs. The potential for exposure caused by asbestos, lead and PCBs during Phase 1C/2295 Geary Boulevard under this alternative would be lower, compared to the project because the 2190 O'Farrell Garage would not be demolished. There would be no remediation of the existing structural contamination at 2190 O'Farrell Street.

Year 2010

The impacts to construction and demolition workers caused by exposure to contaminated soils and structural contamination under this alternative would be similar to the proposed project. The building to be demolished at 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. As with the project, there is a potential for exposure to structural contamination at this site under this alternative.

SUMMARY

The Reduced Campus Alternative would decrease development at the Geary Campus by about 23 percent and continue use of the 2190 O'Farrell Street parking garage and 2350 Geary Boulevard. Space at the French Campus would be renovated and used. The alternative would provide less parking and involve much less excavation than would the proposed project. It could include a pedestrian bridge as a project sponsor proposed variant, similar to the project. All of the buildings that would be demolished for the project would be demolished for this alternative, except the 2190 O'Farrell parking garage.

Phase 1A/2290 Geary Boulevard would be similar to the project with a decreased number of underground parking levels and less on-site parking spaces. Phase 1B/2139 O'Farrell Street would be the same as under the proposed project. Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street, and Phase 2B/New 350 St. Joseph's Avenue would be 36 percent,

46 percent, and 25 percent smaller, respectively, than proposed under the project and would not include any underground parking.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. The smaller scale of the Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero, and Phase 2B/New 350 St. Joseph's Avenue buildings would represent less

intensification of existing medical-related use on the south side of Geary Boulevard than under the proposed project.

Phase 1A/2290 Geary Boulevard and Phase 1B/2139 O'Farrell Street would have the same effects on views as the project. Along Geary Boulevard, the height and mass of the Phase 1C/2295 Geary Boulevard building would be similar to the project. Along O'Farrell Street, 2295 Geary would be similar to the existing 2200 O'Farrell Street building from long and mid-range views. Views along O'Farrell Street would be less unified than under the proposed project because the 2190 O'Farrell Street garage would be retained. Although the floor area of the Phase 2A/1455 Divisadero Street building would be reduced, the overall height and scale of the building would be similar to that of the project. The reduced height of the Phase 2B/New 350 St. Joseph's Street building would reduce the building mass and would be slightly less visible from uphill areas to the west. The project's effects on architectural resources would be the same as the project.

The reduced depth of excavation at the Phase 1A/2290 Geary Boulevard site and the elimination of excavation for parking at the Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue sites would reduce the likelihood of unearthing deeply buried artifacts, but would not necessarily eliminate the possibility of encountering near-surface artifacts. The reduced Phase 1C/2295 Geary Boulevard building would have a slightly reduced shadow effect on Hamilton Recreation Center. Wind effects would be similar to those of the project..

The same number of Kaiser employees would be added citywide under this alternative as under the project. Geary Campus employment would be 25 percent less than under the project, and service capacity at the French Campus for 70 employees would be added under this alternative. Construction employment would be lower than under the proposed project.

Because of the shift in travel patterns, this alternative would result in slightly higher through-traffic volumes along the arterial segment of Divisadero Street, thus resulting in slight decreases in travel speed. However, this decrease would not result in any additional arterial impacts

compared to Phase 1 and Phase 2 of the project. This alternative would reduce parking spaces by about 780; resulting in an unmet demand of about 110 spaces at the end of Phase 2, which could cause potential drivers to park on the street, shift to transit, or park in other off-street facilities in the vicinity. Under this alternative, traffic effects at the French Campus would be similar to existing conditions.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project. The reduced amount of excavation required for Phase 1A/2290 Geary Boulevard, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street, and Phase 2B/New 350 St. Joseph's Avenue would shorten the exposure period, but the noise from demolition, excavation, and construction would still be disruptive. This alternative would generate less ROG, NO_x, and PM_{10} than would the proposed project. The alternative would not exceed the BAAQMD's significance threshold as would the project. The same construction-phase mitigation measures for noise and air quality would apply to this alternative as to the project.

ALTERNATIVE UNDER CONSIDERATION BY PROJECT SPONSOR

This alternative is being considered by the project sponsor because it is the only alternative which provides for the construction of a 260,000-sq.-ft. building at the Phase 1A/2290 Geary Boulevard site. Construction of a 260,000-sq.-ft. building is essential for Kaiser to implement its overall objectives by relocating the existing employees now housed in the buildings located at 2200 O'Farrell Street, the 2200 Annex, 350 St. Joseph's Avenue, 2139 O'Farrell Street, and the leased spaces at the 2290 Geary Boulevard site to the new building.

NOTES - Reduced Campus Alternative

1. Donald Ballanti, Consulting Meteorologist, memorandum to George Burwasser, EIP Associates, re: Kaiser Geary Campus Alternatives, May 29, 1996.

2. Lieutenant Paul Fuhrman, Public Affairs, San Francisco Fire Department, telephone conversation, May 30, 1996.

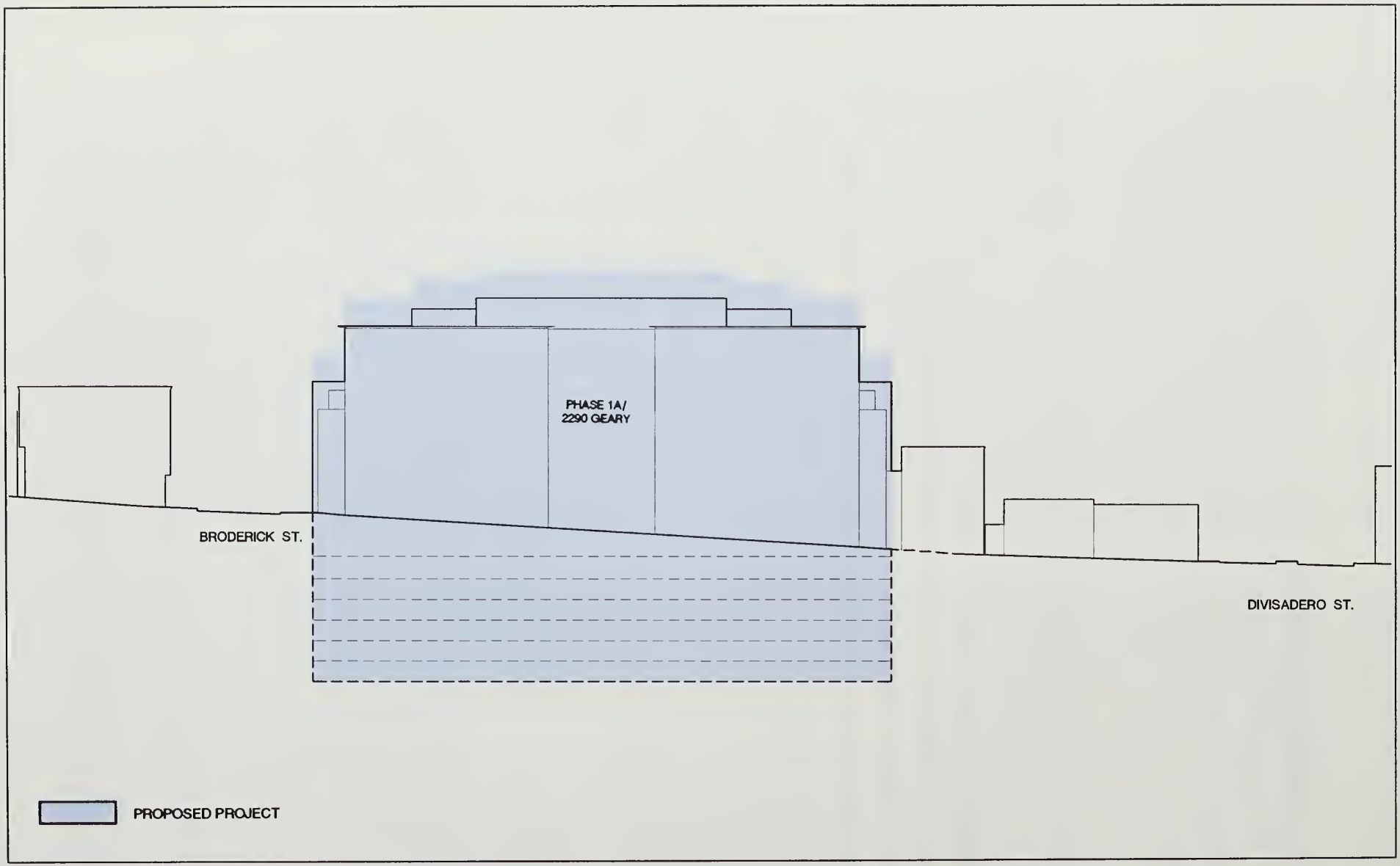
C. NO SHADOW ALTERNATIVE

DESCRIPTION

This alternative would lower the height of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings by one story to avoid new shadows on the library and parking lot at the Hamilton Recreation Center (see Figures VII.C.1 and VII.C.2, pp. 576 - 577). More stories cannot be added to Phase 2A/1455 Divisadero Street without creating additional shadow on Hamilton Recreation Center, so to maintain the same service capacity, four more stories (72,000 sq. ft.) would be added to Phase 2B/New 350 St. Joseph's Avenue (see Figure VII.C.3, p. 578). Overall, this alternative would maintain about the same amount of floor area on the Geary Campus as the proposed project (about 4,000 sq. ft. less). The alternative would reduce the floor area to be developed in Phase 1 at the Geary Campus by 11 percent in comparison to the proposed project. Kaiser would not have enough space to consolidate functions from the French Campus to the Geary Campus by the end of Phase 1, as would the project. French Campus would continue in use after Year 2000; consolidation at the Geary Campus would be completed in Phase 2.

Year 2000

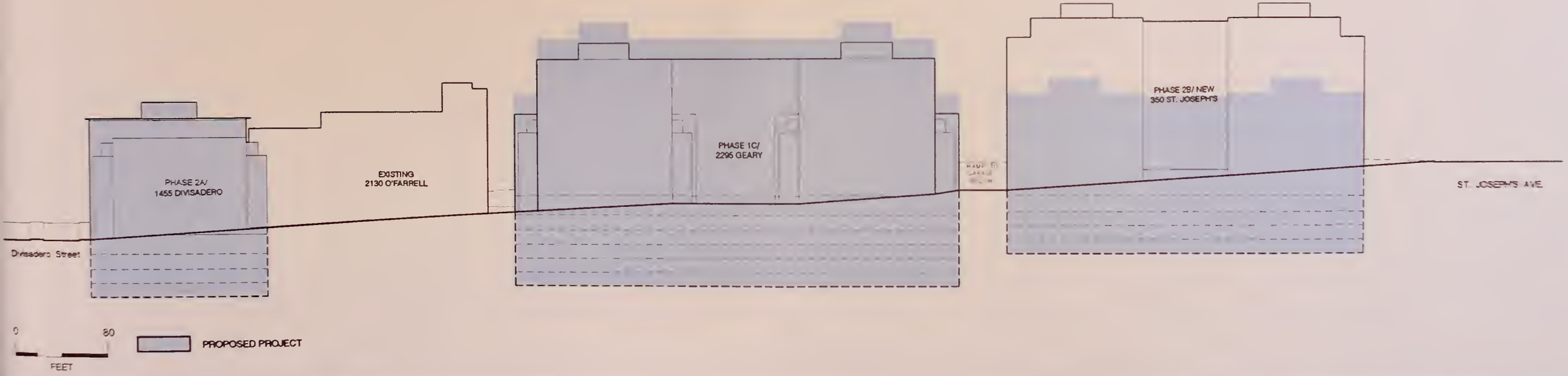
This alternative would reduce Phase 1 square footage at the Geary Campus by 11 percent or 75,800 sq. ft. Demolition would be the same as under the proposed project. One floor would be eliminated from the height of Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings to avoid any new shadows on the library and parking lot at the Hamilton Recreation Center. The Phase 1A/2290 Geary Boulevard building would be reduced from 260,000 sq. ft. to 231,000 sq. ft. The floor area of Phase 1C/2295 Geary Boulevard would be reduced from 350,000 sq. ft. to 303,000 sq. ft. As with the project, 2350 Geary Boulevard would be vacated by the end of Phase 1 and sold or retained as vacant by Kaiser. Other retained buildings under the proposed project also would be retained under this alternative. Off-site leases would be consolidated onto the Geary Campus by the end of Phase 1 along with



SOURCE: Anshen & Allen Architects

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.C.1
No Shadow Alternative
North of Geary Boulevard Cross-section



SOURCE: Anshen & Allen Architects

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT
Figure VII.C.2
No Shadow Alternative:
South of Geary Boulevard Cross-section

SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.C.3

No Shadow Alternative: O'Farrell Street Corridor Looking North

Phase 2B/New 350 St. Joseph's Avenue, Phase 1C/2295 Geary Boulevard (left to right)

about 17 employees at the French Campus. To compensate for the reduced square footage on the Geary Campus, Kaiser would have to continue existing operations at French Campus and would not be able to vacate the French Campus until completion of Phase 2, compared to after Phase 1 under the project.

This alternative could also include, as a project sponsor proposed variant, construction of a pedestrian bridge linking Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard on the south side of Geary Boulevard.

Year 2010

This alternative would increase Phase 2 Geary Campus square footage by 32 percent in comparison to the proposed project. To accommodate the space needed by Kaiser to complete consolidation of services at the Geary Campus, Phase 2B/New 350 St. Joseph's Avenue would be increased from 97,000 sq. ft. to 169,000 sq. ft. (from three to seven stories). This alternative would consolidate French Campus functions to the Geary Campus at the end of Phase 2 instead of at the end of Phase 1.

LAND USE AND ZONING

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard would have similar land use and zoning impacts as those discussed for the proposed project. The reduction in height and floor area would be minor (about 10 to 15 percent less) and would not be a substantial change in the intensity of the proposed medical use.

Year 2010

Under this alternative, Phase 2A/1455 Divisadero Street would be the same as in the proposed project. Phase 2B/New 350 St. Joseph's Avenue would be increased from the proposed three-story, 97,000-sq.-ft. building to a seven-story, 169,000-sq.-ft. building.

Under this alternative, the increased size, bulk and scale of Phase 2B/New 350 St. Joseph's Avenue would increase the intensity of medical use and development on the Phase 2B site beyond that of the proposed project. Upon completion of Phase 1 and Phase 2, the intensity of development under this alternative would be the same as the proposed project.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, the height of Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard would be reduced by one story. Phase 1B would be the same as the proposed project. The effects on urban design and visual quality would be similar to those identified for the project. Aside from reducing shadow effects from the proposed project's two tallest buildings, this alternative would distribute the height and mass of the proposed project's buildings onto three buildings rather than two. The reduced height of the 2295 and 2290 Geary buildings would be about 13 ft. each.

This alternative could include, as a variant, construction of a pedestrian bridge similar to the proposed project. As with the project variant, the view of the downtown skyline would be partially obstructed by the bridge when viewed from the west along Geary Boulevard.

The view of the bridge from the east would be limited by the curve in Geary Boulevard near Scott Street. The bridge would be visible from the sidewalk and adjacent areas, and the upper floors of the Kaiser buildings.

Year 2010

Phase 2A/1455 Divisadero Street would be the same as the proposed project. Under this alternative, the height of Phase 2B/350 St. Joseph's Avenue would be increased from three stories to seven stories, or from about 40 to 90 ft.; this would also result in about a 72 percent increase in floor area and massing (see Figures VII.C.2 and VII.C.3, pp. 577 and 578).

The roof top of the seven-story Phase 2B/New 350 St. Joseph's Avenue building would be about the same elevation as the roof top of the eight-story Phase 1C/2295 Geary building, and the two buildings would appear to be the same height. A building of this height would be visible from various locations in all directions. Such a building could be viewed from the Geary corridor when traveling east or west. This taller building would also obstruct the existing view of Pacific and Presidio Heights from the hillside residential areas to the southwest.

Upon completion of Phase 2, the Geary Boulevard and O'Farrell Street facade would be fairly uniform in height under this alternative and at a lower height for the 2290 and 2295 Geary buildings.

ARCHITECTURAL RESOURCES

Year 2000 and Year 2010

The same buildings would be demolished under this alternative as for the proposed project. The effects of this alternative on architectural resources would be the same as the project. Please see IV.C. Architectural Resources for an analysis of the project.

Mitigation

The same improvement measures identified for the project would apply to this alternative.

CULTURAL RESOURCES

Year 2000 and Year 2010

In this alternative, excavation depths and timing would be the same as for the proposed project. The design changes for the upper portions of the structures would not alter the potential impacts on buried artifacts at any of the construction sites.

Mitigation

As with the proposed project, mitigation measures proposed as part of the project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative.

SHADOWS

Year 2000

Under this alternative, the Phase 1A/2290 Geary Boulevard building would be reduced in height by one floor and would not cast new shadows on the public library and parking lot at Hamilton Recreation Center between one hour after sunrise and one hour before sunset at any time of the year. Under proposed project conditions, the mechanical penthouse of the proposed Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings would cast shadows onto the public library and parking lot area at the west end of Hamilton Recreation Center, near Post and Scott Streets. Hamilton Recreation Center is under the jurisdiction of the Recreation

and Park Commission, and is protected by Section 295 of the City Planning Code. Section 295 (the Sunlight Ordinance) requires the disapproval of any projects resulting in the shading of properties under the jurisdiction of the Recreation and Park Commission, in order to reduce shading effects (see IV.E. Shadows and Wind, p. 331). The smaller Phase 1A/2290 Geary Boulevard building also would cast new shadows onto streets and sidewalks within about one-half block of the building to nearly the same extent as the proposed project. The Phase 1B/2139 O'Farrell Street building new shadow effects would be similar to those of the project (see IV.E. Shadows and Wind, pp. 301 - 315). The Phase 1C/2295 Geary Boulevard building would be reduced in height by one floor to avoid casting new shadows onto the public library and parking lot at Hamilton Recreation Center. The shorter Phase 1C/2295 Geary Boulevard building would cast new shadows onto streets and sidewalks to slightly less than half the width of Geary Boulevard.

Year 2010

The Phase 2A/1455 Divisadero Street building would be developed as for the proposed project. The potential new shadow effects of this building would be similar to those identified for the proposed project (see IV.E. Shadows and Wind, pp. 315 - 330). The Phase 2B/New 350 St. Joseph's Avenue building would be increased in height from three to seven stories. New shadows cast by this taller structure would cover street and sidewalk areas to the north of the building to slightly less than half the width of Geary Boulevard. No new shadows cast by the Phase 2B/New 350 St. Joseph's Avenue building would reach Hamilton Recreation Center or other public open spaces.

WIND

Year 2000 and Year 2010

In this alternative, the upper portions of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard structures would be lowered by one story, compared to the proposed project. Wind impacts would be slightly lower than those of the proposed project in the vicinity of the Phase 1A and Phase 1C buildings.

The Phase 2B/New 350 St. Joseph's Avenue site would be substantially taller, compared to the proposed project (seven stories rather than three). The additional height of the building could cause wind accelerations within the adjacent pedestrian areas, depending on the design of the structure. This additional height also would alter winds along the south side of Geary Boulevard to the east of the Phase 2B site, along St. Joseph's Avenue, and possibly along O'Farrell Street. The extent and severity of wind accelerations would need to be ascertained by wind tunnel testing.

Mitigation

As with the proposed project, no mitigation measures are required for this alternative. However, improvement measures included for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to this alternative, with the addition that wind tunnel testing would be conducted for the Phase 2B/New 350 St. Joseph's Avenue building, and similar improvement measures applied to that structure.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would increase citywide Kaiser employment by 83 employees as would the proposed project: an increase from the existing 1,922 employees (year 1995) to 2,005 employees. This alternative's construction employment could be 11 percent lower than the proposed project's annual average of 150 full-time jobs per year if the reduction were proportional to the difference in gross square footage. Tables VII.1 and VII.2, pp. 510 - 515, present employment and space estimates.

Geary Campus

The Geary Campus would have 18 percent less employment capacity under this alternative because of the smaller buildings at the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard sites. Kaiser would be able to consolidate the 183 employees in off-campus leases and vacate 2350 Geary Boulevard.

French Campus

Under this alternative, Kaiser would be able to relocate 17 of the 260 employees at the French Campus to the Geary Campus. The balance of 243 employees would remain until the 350 St. Joseph's Avenue building is completed at the end of Phase 2B.

Year 2010

Kaiser Citywide Employment

This alternative would add 539 jobs to the Geary Campus in comparison to the 296 that the proposed project would add in Phase 2. This alternative's construction employment would be approximately 32 percent higher than the proposed project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010 if employment were to increase proportionately to the difference in gross square footage constructed.

Geary Campus

Employment capacity of the Geary Campus would be 82 percent higher in Phase 2 under this alternative. It would accommodate 539 employees in contrast to the 296 employees of the proposed project. There would be 275 employees instead of 116 employees at 350 St. Joseph's because of the four additional stories that would be constructed. An increase in Phase 2 employment capacity of the Geary site under this alternative would result in the same total number of employees as that of the project. As a result, Kaiser would be able to consolidate the remaining 243 employees at the French Campus. Full consolidation of employment at the Geary Campus would occur at the end of Phase 2 under this alternative instead of at the end of Phase 1 under the project.

Housing and Population

Year 2000

This alternative would have the same effects as the proposed project. The existing eight residential units on the Eden property would be demolished. Section 249.13 of the City Planning Code allows the City Planning Commission to require payment of up to $100,000 to mitigate the loss of housing units, if the City Planning Commission finds that the benefits of the proposed

project would not outweigh the detriment caused by demolition of the housing units. The 21 residential apartment units at 1401-17 Divisadero Street would be demolished, thereby triggering the relocation assistance provisions of the California State Redevelopment Law. Kaiser would construct a replacement structure at 2139 O'Farrell Street. Demand for housing would increase by 15 units because of the citywide increase in Kaiser employment of approximately 83 employees.

Year 2010

As under the proposed project, this alternative would not demolish or construct housing; therefore, it would not displace or increase residential population. This alternative would have the same effect on citywide housing demand as Phase 1 and Phase 2 of the proposed project: an increase of 296 employees creating an additional demand for 54 new housing units.

TRANSPORTATION AND CIRCULATION

Year 2000

Compared to the proposed project, the No Shadow Alternative would result in a 12 percent decrease in PM peak hour vehicle-trips at Phase 1A/2290 Geary Boulevard and a 12 percent decrease at Phase 1C/2295 Geary Boulevard because of the reduced floor area and employment at these buildings. This employment would not be accommodated until Phase 2 (i.e., at Phase 2B/New 350 St. Joseph's Avenue). The reduction in PM peak hour vehicle-trips in Phase 1 would result in lower vehicle delays and, thus, fewer intersection and arterial impacts in the local area compared to the proposed project. Because the number of parking spaces at the Phase 1 buildings would remain the same and the employment would be lower, this alternative would meet the parking demand and the parking requirements of the Planning Code and SFRA standards for each of the sub-phases of Phase 1. In addition, the reduction in employment in

Phase 1 would result in fewer transit trips with less transit impacts as compared to the proposed project.

Year 2010

The shift in employment from Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard to Phase 2B/New 350 St. Joseph's Avenue would result in an increase in PM peak hour vehicle-trips of approximately 135 percent at the Phase 2B/New 350 St. Joseph's Avenue building. However, this would only represent an increase on the south side of Geary Boulevard of approximately 7 percent in Phase 2 compared to the proposed project. As for cumulative Phase 1 and Phase 2, there would be no net changes at the Geary Campus compared to the project, only a shifting of employee locations.

The shift in PM peak hour vehicle-trips from Phase 1A/2290 Geary Boulevard to Phase 2B/New 350 St. Joseph's Avenue would result in a shift in travel patterns within the local area. Greater turning-movement volumes would occur at the Geary Boulevard/St. Joseph's Avenue intersection. However, lower turning- movement volumes would occur at the Geary Boulevard/Divisadero Street intersection because northbound traffic on Divisadero Street would no longer travel through this intersection. The level of increase in turning-movement volumes that would occur at the Geary Boulevard/St. Joseph's Avenue intersection would not create new traffic impacts at this location. The shift in employment from Phase 1A/2290 Geary Boulevard to Phase 2B/New 350 St. Joseph's Avenue would not create any additional parking impacts at the Phase 2B/New 350 St. Joseph's Avenue garage, because there would be sufficient parking to meet the additional demand. Because Phase 1C/2295 Geary Boulevard and Phase 2B/New 350 St. Joseph's Avenue would share the same driveway, site access for the additional PM peak hour vehicle-trips shifted from Phase 1C/2295 Geary Boulevard to Phase 2B/New 350 St. Joseph's Avenue would be the same. Therefore, this shift would not result in new intersection, arterial, or parking impacts for Phase 1 and Phase 2 because the additional trips would be destined to the same driveway. Transit impacts under Phase 1 and Phase 2 of the No Shadow Alternative would

be the same as for the proposed project, because there would not be any changes in the number of transit trips.

Under the No Shadow Alternative, there would be no changes to the French Campus at the end of Phase 1. Therefore, no new traffic impacts would result within the vicinity of the French Campus. At the end of Phase 2, with all employees relocated to the Geary Campus, traffic impacts would decrease.

Under this alternative, the effects of the pedestrian bridge variant on transportation and circulation would be similar to those of the project.

Mitigation

No intersection or arterial mitigation measures would be required because there would be no new traffic impacts generated by this alternative, compared with the proposed project. However, this alternative would have the same improvement measures related to construction activity, general trip reduction and to traffic conflicts on Garden Street, as would the proposed project.

NOISE

Year 2000

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the project, but the size of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings would be reduced. This would shorten the exposure period, but the remaining noise would be disruptive and would have to be mitigated.

Noise from this alternative's traffic would produce a measurable increase in the ambient noise level but would not be perceptible to residents in the Geary Campus vicinity in the year 2000.

Year 2010

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the proposed project, but the size of the Phase 2B/New 350 St. Joseph's Avenue building would be increased. This would lengthen the exposure period. The resultant noise would be disruptive and would have to be mitigated.

As with the proposed project, noise from this alternative's traffic would produce a measurable increase in annoyance to residents at the 1450 Divisadero Street residential complex in the year 2010.

Mitigation

The same construction-related noise mitigation measures would apply to this alternative as would apply to the proposed project (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the proposed project, but the size of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings would be reduced. This would lessen the total amount of PM_{10} emitted and shorten the emission period.

As with the project, the remaining PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

Operational air pollutant emissions from the Geary Campus and CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the project. No pollutants would exceed BAAQMD thresholds for this alternative.

Year 2010

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the proposed project, but the size of the Phase 2B/New 350 St. Joseph's Avenue building would be increased. This would increase the total amount of PM_{10} emitted and lengthen the emission period. As with the project, the increased PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The cumulative operational air pollutant emissions for Phase 1 and Phase 2 from the Geary Campus and CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the project. The additional NO_x emissions would exceed the BAAQMD threshold, as would the proposed project.

Mitigation

The same mitigation measures for construction-phase PM_{10} emissions and stationary project emissions proposed as part of the project would apply to this alternative (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

Phase 1 of this alternative would reduce the floor area by 12 percent compared to the proposed project and would not be able to accommodate outpatient services from the French Campus. Therefore, outpatient services at French Campus would continue after Phase 1 of this alternative. The employment data indicate that the number of employees, including Geary Campus and French Campus, under this alternative would remain equal to the employment at the Phase 1 buildings of the project. The increase in patient visits would be 10 percent under this alternative as in the project; however, outpatient services would continue at French Campus. The estimated increase of hazardous chemicals use under this alternative would be more than 90 percent less than the project. The estimated increase in generation of hazardous waste would be less than the project ranging from 4 percent less for other waste to 92 percent less for flammable waste. Quantities of biohazardous materials used at Phase 1 sites under this alternative would be less, caused by continued operation at French Campus. The estimated monthly increase in generation of medical waste would be 50 percent less than the project. The potential for exposure to hazardous materials use and hazardous waste generation at the Geary Campus under this alternative would be similar to the project. Potential effects on public health and the environment caused by potential exposure would be expected to be less than the project at the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard sites.

Kaiser would continue outpatient services at the French Campus under this alternative. Total use of hazardous chemicals at the French Campus in the year 2000, as shown in Table IX.N.4, p. A.138, of Appendix N. Alternatives, indicates an increase at the French Campus by the year 2000 over the proposed project; use of hazardous chemicals would be eliminated by the year 2000 under the proposed project. Total quantities of hazardous waste generated in the year 2000 (see Table IX.N.4, p. A.138, of Appendix N. Alternatives) indicate an increase in the generation of hazardous chemical waste at the French Campus over the proposed project. Generation of hazardous chemical waste would be eliminated by the year 2000 under the proposed project. The use of biohazardous materials would not be eliminated at the French

Campus under this alternative. There would be an increase of approximately 4,510 pounds of medical waste per month over the project at the French Campus. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at French Campus as would be the case under the project at the end of Phase 1.

Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials and generation of hazardous waste.

Year 2010

Phase 2 of this alternative would increase the floor area 32 percent more than the proposed project. The increased floor area added to the Phase 2B/New 350 St. Joseph's Avenue building would be used to consolidate outpatient services at French Campus. The employment data indicate that, in Phase 2 of this alternative, the 27 percent increase in patient visits by the year 2010 forecast by Kaiser would be accommodated. Under this alternative, there would be no change in hazardous materials use and hazardous waste generation in Phase 2 from that under the proposed project. Use of hazardous materials and generation of hazardous waste at the Phase 2B/New 350 St. Joseph's Avenue building would continue. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at the Phase 2B/New 350 St. Joseph's Avenue site.

Mitigation

Improvement measures for the proposed project would apply to this alternative (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Under the No Shadow Alternative, demand for fire and police protection, adequacy of water supply infrastructure, and protection of the Broderick Utility Corridor would be the same as for the proposed project. Because total gross floor area for Phase 1 would be about 47,000 sq. ft. less than the proposed project, the amount of solid waste generation, water demand, and wastewater generation would be less for Phase 1 than for the proposed project. The utility companies and community service providers would be able to supply these services without the need to expand infrastructure.

Year 2010

Under this alternative, the demand for fire and police protection would be similar to the conditions described for year 2010, i.e., the same as for the proposed project. Total gross floor area for Phase 2 would be about 72,000 sq. ft. more than for the project. Therefore, the amount of solid waste generation, water demand, and wastewater generation would be more for Phase 2 alone than for the proposed project. Phases 1 and 2 combined would be the same as combined Phases 1 and 2 of the project. Water supply infrastructure would be adequate to accommodate the additional floor area of Phase 2 because the total water demand at the end of Phase 2 would be the same as that of the project.

Mitigation

As with the proposed project, no mitigation measures are required for the No Shadow Alternative. However, improvement measures for the proposed project would apply to this alternative (see V.H. Utilities and Community Services, pp. 497 - 498).

ENERGY

Year 2000

Decreasing the height and floor area of Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard would decrease electrical needs by about 1,520,000 kWh per year, and natural gas use by about 1,596,000 cf per year, equivalent to 6.9 billion Btu per year. Energy suppliers would be able to provide electrical and natural gas needs for this alternative. Energy used in construction under the No Shadow Alternative would decrease proportionally with the decrease in floor area. Effects on transportation energy use would be the same as those of the proposed project because there would be no overall employment change for Phase 1.

No new infrastructure would be needed and Title 24 compliance requirements under the No Shadow Alternative for each sub-phase of Phase 1 would be similar to those discussed for the proposed project.

Year 2010

Increasing the height and floor area of Phase 2B/New 350 St. Joseph's Avenue would increase electrical use by about 1,440,000 kWh per year and natural gas use by about 1,512,000 cf per year. The total net effect of Phase 1 and Phase 2 combined would be a slight reduction of electrical use by 80,000 kWh per year and of natural gas by 84,000 cf per year compared to the proposed project, equivalent to 0.4 BBtu. Thus, this alternative would consume about the same amount of energy as the proposed project. PG&E and Enron Corporation would be able to provide electricity and natural gas under this alternative. The net combined effect of Phase 1 and Phase 2 floor area reduction on the amount of energy required for construction materials and construction transportation would be the same as the project because the floor area under this alternative is the same as the project at the end of Phase 2. Effects on transportation energy use in the year 2010 would be the same as those of the proposed project because employment under the No Shadow Alternative would not differ from employment under the project.

No new infrastructure would be needed, and Title 24 compliance requirements under the No Shadow Alternative for Phase 2 would be similar to those discussed for the proposed project.

Mitigation

As for the proposed project, no mitigation measures are required for the No Shadow Alternative. However, proposed improvement measures for the project would apply to this alternative (see V.I. Energy, p. 499).

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees would be the same as for the proposed project (see IV.M. Vegetation and Wildlife, p. 443).

SOILS AND GEOLOGY

Year 2000 and Year 2010

In this alternative, excavation depths and timing would be the same as for the project. The design changes for the upper portions of the structures would not alter the impacts on soils and geological conditions at any of the construction sites.

Mitigation

Mitigation and improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative.

SEISMICITY

Year 2000 and Year 2010

In this alternative, the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings would be one story shorter, and the Phase 2B/New 350 St. Joseph's Avenue building would be four stories taller. Local and regional seismic conditions and probabilities would remain unchanged. As with the project, seismic hazards would be reduced because all new structures would meet the more-stringent requirements of the current building code, and Kaiser's seismic safety standards.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative.

HYDROLOGY AND WATER QUALITY

Year 2000 and Year 2010

Effects on hydrology and water quality of the No Shadow Alternative would be the same as those of the project for each of the phases.

Mitigation

Improvement measures for the No Shadow Alternative would be the same as for the proposed project (see V.K. Hydrology and Water Quality, p. 501) because the impacts would be the same as the project.

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

As with the proposed project, construction and demolition workers could encounter USTs or hydraulic fluid in the soil during excavation activities at the Eden Property. There would be a potential for exposure to structural contamination caused by asbestos, lead and PCBs in the buildings and structures at the Eden Property, 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street.

Year 2010

As with the proposed project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. As with the proposed project, there is a potential for exposure to structural contamination at this site.

SUMMARY

The No Shadow Alternative would maintain the same level of development at the Geary Campus as the project. The alternative would provide the same amount of parking and involve the same amount of excavation as would the project. It could include a pedestrian bridge variant

similar to the project. All of the buildings that would be demolished for the project would be demolished for this alternative.

To eliminate any possible shading effects on the parking lot and library at Hamilton Recreation Center, the height and floor areas of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings would be reduced by one story, while the height and floor area of Phase 2B/New 350 St. Joseph's Avenue would be increased by four stories. Phase 1B/2139 O'Farrell Street and Phase 2A/1455 Divisadero Street would be the same as under the proposed project.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. The slightly smaller scale of the Phase 1A/2290 Geary Boulevard building would not represent a substantial change in the intensification of medical-related use on the north side of Geary Boulevard compared to the project. The effects on architectural resources would be the same as the project.

Phase 2B/New 350 St. Joseph's Avenue, with a 72 percent increase in floor area and massing, would be visible from various locations in all directions. This building would obstruct existing views of Pacific Heights and Presidio Heights from the hillside residential areas to the southwest of the campus.

The likelihood of unearthing deeply buried artifacts and the possibility of encountering near-surface artifacts would be the same as under the project. The alternative would eliminate any new shadows from being cast onto the public library or parking lot at Hamilton Recreation Center. New shadows cast by the Phase 2B/New 350 St. Joseph's Avenue building would cover street and sidewalk areas to the north of the building to slightly less than half the width of Geary Boulevard; no new shadows would reach Hamilton Recreation Center. Wind speeds would be slightly lower than those of the project in the vicinity of the Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard buildings. Phase 2B/New 350 St. Joseph's Avenue wind effects could be greater within the adjacent pedestrian areas, along the south side of Geary

Boulevard to the east of the building, along St. Joseph's Avenue, and possibly along O'Farrell Street.

The same number of Kaiser employees would be added citywide under this alternative as under the project. Geary Campus employment would be shifted from Phase 1 to Phase 2, resulting in a delay in the consolidation of operations from the French Campus until completion of Phase 2A. Construction employment would be similar to the project.

The shifting of employees would result in greater turning-movement volumes at Geary/St. Joseph's and lower turning-movement volumes at Geary/Divisadero. There would not be new intersection, arterial, or parking impacts compared to the project since the shift of employees from Phase 1C/2295 Geary Boulevard to Phase 2B/New 350 St. Joseph's Avenue would be destined for the same shared driveway. Parking and transit impacts would be similar to the project. French Campus would be vacated at the end of Phase 2 instead of at the end of Phase 1 for the project.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project. The reduced amount of construction for Phase 1 would shorten the exposure period in Phase 1 but lengthen it in Phase 2. As with the project, this alternative's traffic would produce a measurable increase in annoyance to residents at 1450 Divisadero Street. The alternative would exceed the BAAQMD's significance threshold of 80 lb/day for NO_x as would the project. The same construction-phase mitigation measures for noise and PM_{10} would apply to this alternative as to the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

While this alternative would eliminate new shadows on the library and parking lot at Hamilton Recreation Center, the project sponsor rejects this alternative for the following reasons:

- The project sponsor considers the new shadow impact to be insignificant because shadows would occur at the landscaping strip separating the sidewalk and the parking lot/library building, the library building and a very small portion of the parking lot, and would not affect the outdoor play area;

- Contrary to the agreements reached with the Community Task Force, the height added to the Phase 2B/New 350 St. Joseph's Avenue Building under this alternative would block views of Pacific Heights, Presidio Heights and Downtown from residences located in the Anza Vista area to the southwest. Residents of the Anza Vista area, during meetings of the Community Task Force and at the 1995 Kaiser IMP hearing before the Planning Commission, specifically requested that the height of the 350 St. Joseph's Avenue Building be kept at a minimum in order to preserve their view corridor;

- In discussions with neighbors regarding development of the Phase 2A/1455 Divisadero site, they expressed a preference for a structure similar in height to the 2130 O'Farrell Garage in order to maintain the scale of development at the intersection of Divisadero Street and Geary Boulevard. Adding height to the Phase 2A/1455 Divisadero building would also increase the net new shadow on the Hamilton Recreation Center site.

- The Chemo-therapy and HIV Infusion Center, proposed to be located at the top floor of the proposed Phase 1A/2290 Geary Boulevard building under the proposed project, would have to be relocated off-campus and then relocated back to the campus after completion of Phase 2A/1455 Divisadero Street or Phase 2B/New 350 St. Joseph's Avenue, and would not have the benefit of being in the Phase 1A/2290 Geary Boulevard building where Adult Medicine would be housed for quick consultation with specialists when required;

- Implementation of Kaiser's objective of integrating general medicine and specialty areas in the interconnected Phase 1 facilities, utilizing a Comprehensive Primary Care Model to deliver health care to its members, would be delayed; and

- On balance, Kaiser believes that the obstruction of views from neighboring residences in the Anza Vista area, additional shadow on the Hamilton Recreation Center, and inconvenience to Kaiser members will have a greater impact on the neighborhood and community generally than the shadow impact on the library and parking lot at Hamilton Recreation Center.

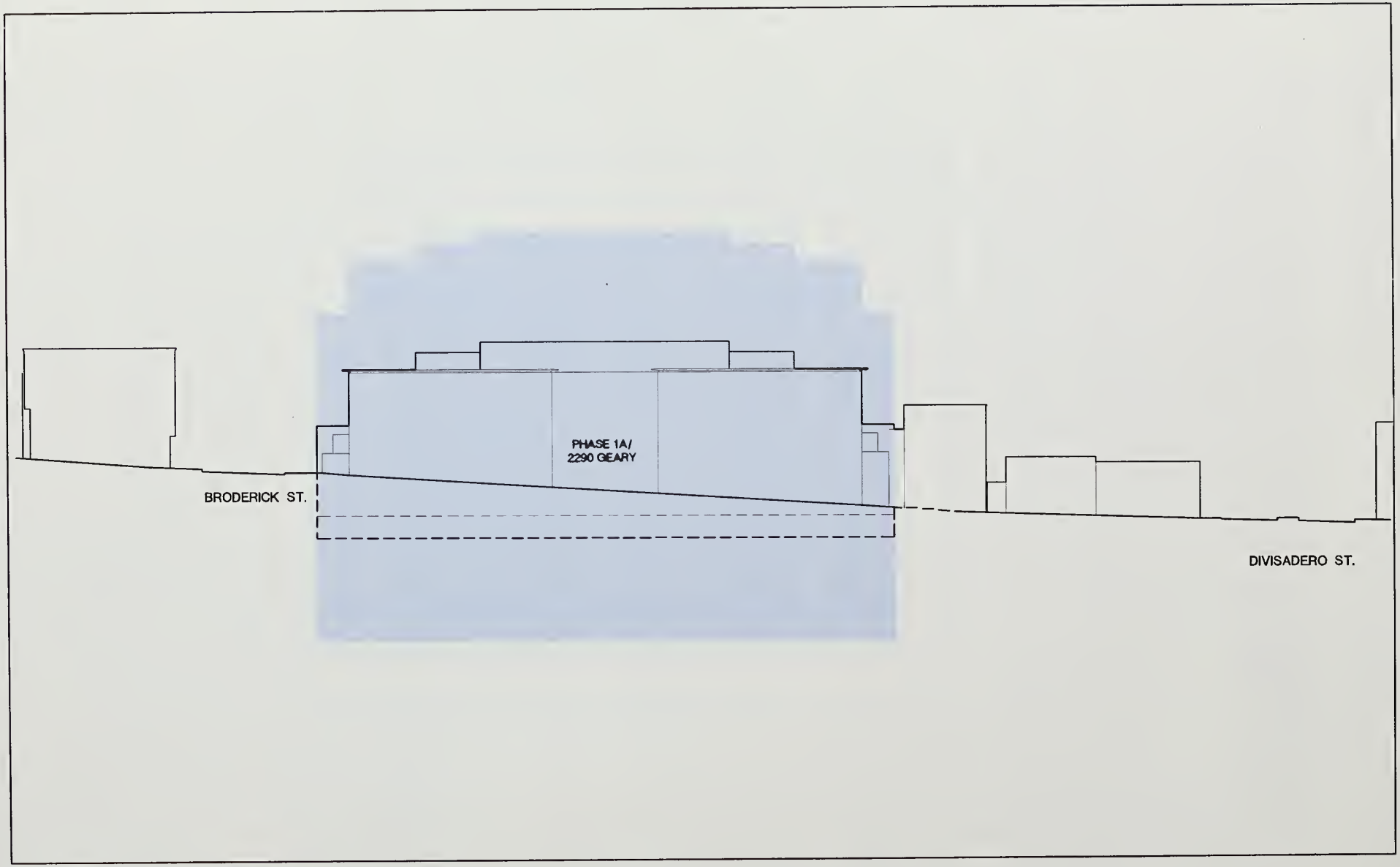
D. REDUCED 2290 GEARY ALTERNATIVE

DESCRIPTION

Overall, this alternative would reduce Geary Campus floor area by 15 percent (see Figure II.D.1, p. 57, for a representative phasing plan). It would reduce the size of Phase 1A/2290 Geary Boulevard to the FAR allowable by the underlying NC-3 zoning. It would not take advantage of the provisions of Section 249.13 (Proposition K) of the City Planning Code that created an overlay special-use district providing increased allowable floor area for health-maintenance-organization medical facilities. All other buildings under this alternative would be developed as for the proposed project. The Phase 1A/2290 Geary Boulevard building would be reduced from 260,000 sq. ft. under the project to 123,700 sq. ft., or 136,300 sq. ft. less under this alternative (see Figure VII.D.1). However, at the end of Phases 1 and 2 there would be insufficient space at the Geary Campus to consolidate all operations and for the 454 employees from off-site leased spaces and the French Campus. This alternative does not include building projects to compensate for the lost capacity. As a result, the decreased capacity would necessitate more intensive use of space, or continued operation at 2350 Geary Boulevard, in leased space, and/or at the French Campus.

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would be reduced by 53 percent and the entirety of Phase 1 by 33 percent upon completion. This alternative would limit the development of the Phase 1A/2290 Geary Boulevard building to the Floor Area Ratio (FAR) of 3.6 to 1 of the NC-3 underlying zoning without regard to Section 249.13 of the City Planning Code creating an overlay special-use district. The building at the 2290 Geary Boulevard site would be reduced from eight to four stories in height, or from about 105 ft. to 50 ft., consisting of approximately 123,700 sq. ft. with two levels of underground parking (rather than seven) for 281 cars (a decrease of 251 spaces from the project).



SOURCE: Anshen & Allen Architects

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.D.1
Reduced 2290 Geary Alternative:
North of Geary Boulevard Cross-section

Phases 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard would be the same as with the proposed project.

Under this alternative, there would be no compensatory building projects to meet current growth needs. Therefore, at the end of Phase 1, Kaiser would have to continue operating under overcrowded conditions, with no capacity to expand service or employment. Projected Kaiser employment under the project would be 2,005 employees in year 2000 compared to the capacity for 1,728 employees under this alternative. To maintain the current level of service and to meet the projected space needs by the year 2000, Kaiser could intensify the use of space, or continue to use 2350 Geary Boulevard, existing off-campus leased spaces, and the French Campus. Since there are a total of 454 employees at off-campus locations (260 at French and 194 at leased spaces), some of those employees, but not all of them, could be consolidated onto the Geary Campus.

As a variant of this alternative, the project sponsor proposes to include construction of a pedestrian bridge linking the Phase 1A/2290 Geary Boulevard building to the portion of the Kaiser Geary Campus on the south side of Geary Boulevard (Phase 1C/2295 Geary Boulevard site).

Year 2010

Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be developed as they would be under the proposed project. Upon completion of Phase 2, the Geary campus would be 136,300 sq. ft. or 15 percent smaller than the proposed project. It could accommodate 2,070 employees in comparison to the 2,263 employees in year 2010 under the proposed project: 193 or 9 percent fewer employees. This would allow Kaiser to consolidate all operations from leased space and some from the French Campus as planned, but would not allow sufficient capacity for full consolidation of all operations.

LAND USE AND ZONING

Year 2000

Under this alternative, all of Phase 1, except for Phase 1A/2290 Geary Boulevard, would be the same as the project. The proposed Phase 1A/2290 Geary Boulevard building would be reduced from an eight-story, 260,000-sq.-ft. building to a four-story building containing 123,400 sq. ft. The FAR of the Phase 1A/2290 Geary Boulevard building would be reduced from about 6 to 1 to about 3.6 to 1.

The size, bulk and scale of the building would be more compatible with the surrounding two- and four-story buildings than the proposed Phase 1A/2290 Geary Boulevard building. As with the proposed project, this also would represent a change in land use, intensity and scale from the existing development on the Phase 1A/2290 Geary Boulevard site. It would further the ongoing intensification of medical uses in the project vicinity, although to a lesser degree than would the project.

Under this alternative, land use and zoning impacts of Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as under the proposed project. The decrease in the floor area of the Phase 1A/2290 Geary Boulevard building would represent less intensification of medical-related use on the north side of Geary Boulevard.

Year 2010

Under this alternative, Phase 2A/1455 Geary Boulevard and Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

Under this alternative the entire block bound by Geary Boulevard, St. Joseph's Avenue, O'Farrell Street and Divisadero Street would be developed with medical uses similar to the project. The medical use on the campus would be extended to the north side of the campus

(although reduced from the intensity and scale of the proposed project) and the medical use on the south side of the campus would intensify. This would further the trend towards an expansion of medical uses in the immediate vicinity. As with the project, the medical use on the south side of O'Farrell Street would be eliminated and replaced with residential use similar to the predominant land use to the south and west.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, the height of the Phase 1A/2290 Geary Boulevard building would be reduced from eight to four stories, from about 105 ft. to about 50 ft. The floor area of the Phase 1A/2290 Geary Boulevard building under this alternative would be reduced about 53 percent from the proposed project. The height and massing of the Phase 1A building under this alternative would be more consistent with the two- to four-story buildings in the surrounding area.

The pedestrian-level view of the building at street level would be similar to that of the proposed project. A four-story building on the Phase 1A site would not be visible from long- and mid-distance vantage points, whereas the eight-story building under the proposed project would be visible from long and short-range vantages (see IV.B. Urban Design and Visual Quality, p. 278). Short-distance views of the building would be partially obstructed by taller buildings to the east and south.

Phase 1B/2139 O'Farrell and Phase 1C/2295 Geary Boulevard would be the same as the proposed project.

This alternative could include, as a variant, construction of a pedestrian bridge similar to the proposed project. Figure VII.D.2 shows the view of the pedestrian bridge from the Geary Boulevard median looking west. The bridge would be visible from the Geary corridor. The view

SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.D.2

Reduced 2290 Geary Alternative: Geary Boulevard Corridor Looking West with Illustrative Bridge Variant--Phase 2A/1455 Divisadero Street, Phase 1C/2295 Geary Boulevard, Phase 1A/2290 Geary Boulevard, (left to right)

of the downtown skyline would be partially obstructed by the bridge when viewed from the west along Geary Boulevard. The view of the bridge from the east would be similar to the project variant. The bridge would be visible from the sidewalk and adjacent areas, and the upper floors of the Kaiser buildings.

Year 2010

Phase 2A/1455 Divisadero Street would be the same as under the project. The effects on urban design and visual quality would be the same as identified for the proposed project.

Phase 2B/350 St. Joseph's Avenue would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the proposed project.

ARCHITECTURAL RESOURCES

Year 2000 and Year 2010

As with the project, all of the existing buildings on the Eden Property would be demolished. The effects on architectural resources under Phase 1 and Phase 2 of this alternative would be the same as the project (see IV.C. Architectural Resources, pp. 295 -297).

Mitigation

Improvement measures identified for the project would apply to this alternative.

CULTURAL RESOURCES

Year 2000 and Year 2010

In this alternative, because of reduced underground parking capacity, excavation depth at the Phase 1A/2290 Geary Boulevard site would be about 30 ft. below the ground surface rather than 55 ft. below the ground surface needed for the proposed project. Excavation conditions for all the other buildings would be as described for the proposed project. The shallower excavation at the Phase 1A site would reduce the likelihood of unearthing deeply buried artifacts at that site, but would not necessarily eliminate the possibility of encountering near-surface artifacts.

Excavation for the foundations of a pedestrian bridge across Geary Boulevard would add a small area to be surveyed for artifacts at the site of the central support pier.

Mitigation

As with the proposed project mitigation measures proposed as part of the project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative because the potential for unearthing artifacts exists as with the proposed project.

SHADOWS

Year 2000

The Phase 1A/2290 Geary Boulevard building would be reduced in height from eight to four stories and would eliminate any new shadows from being cast onto the public library or parking lot at Hamilton Recreation Center. New shadows from the Phase 1A/2290 Geary Boulevard building would be at least 50 percent less than those cast by the proposed project. Shading from the Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings would be

the same as those of the project, including the limited new shadows cast onto the public library or parking lot at Hamilton Recreation Center by the Phase 1C/2295 Geary Boulevard building (see IV.E. Shadows and Wind, p. 335).

Year 2010

The Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue buildings would be constructed as with the proposed project. New shadow effects from these structures would be the same as those of the project (see IV.E. Shadows and Wind, pp. 315 - 330).

WIND

Year 2000 and Year 2010

In this alternative, a building substantially smaller than that proposed by the project would be constructed at the Phase 1A/2290 Geary Boulevard site. Wind impacts would be lower than those of the proposed project in the vicinity of the Phase 1A building. Wind impacts on the south side of Geary Boulevard in this alternative would be similar to those for the proposed project.

A pedestrian bridge across Geary Boulevard could result in increased winds. Winds would tend to be accelerated directly beneath the overpass. Wind accelerations of 10 percent could occur, but exceedance of the wind hazard criterion would not occur.

Mitigation

Improvement measures related to pedestrian comfort for the project would apply to this alternative, especially for the south side of the campus, because the projected wind conditions would be similar to the proposed project (see V.C. Shadows and Wind, p. 490).

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would have capacity for 14 percent fewer employees at the end of Phase 1 than the project: 1,728 employees instead of 2,005. The decrease in capacity would result in continued overcrowded conditions and/or continued use of the 2350 Geary Boulevard building, the French Campus and leased space. This alternative's construction employment would be approximately 22 percent lower than the project's annual average of 150 full-time jobs per year for four years if employment were to decrease in proportion to gross square footage constructed. Tables VII-1 and VII-2, pp. 510 - 515, present employment and space estimates.

Geary Campus

The alternative would have 20 percent less employment capacity at the end of Phase 1 than the proposed project. Phase 1A would consist of a smaller building at 2290 Geary Boulevard that would have 254 employees in comparison to the 531 employees of the proposed project. This alternative would contain the same Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings as the project.

Year 2010

Phase 2 of this alternative would provide 28 percent more jobs or 380 employees in comparison to the 296 employees of the proposed project. This would occur because the alternative would not relocate the 87 employees temporarily housed at 2295 Geary Boulevard from Phase 1 to one of the new buildings in Phase 2, as would the project. Based on the same construction program,

this alternative's construction employment would be about the same as the proposed project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010.

At the end of Phase 1 and Phase 2, this alternative would not provide sufficient service and employee capacity to meet Kaiser's future demand. Kaiser would continue to operate under overcrowded conditions, or would continue to operate the French Campus and/or the 2350 Geary Boulevard building.

Housing and Population

Year 2000

This alternative would have the same effects as the proposed project. The existing eight residential units on the Eden Property would be demolished. Section 249.13 of the City Planning Code allows the City Planning Commission to require payment of up to $100,000 to mitigate the loss of housing units, if the Commission determines that the benefits of the project would outweigh the detriments caused by demolition of the units. The 21 residential apartment units at 1401-17 Divisadero Street would be demolished, thereby triggering the relocation assistance provisions of the California State Redevelopment Law. Kaiser would construct a replacement structure at 2139 O'Farrell Street.

Year 2010

As under the proposed project, this alternative would not demolish or construct housing, and therefore would not displace or increase residential population. This alternative would increase citywide employment and housing demand the same amount as under the project.

TRANSPORTATION AND CIRCULATION

Year 2000

The Reduced Phase 1A/2290 Geary Boulevard Alternative would result in a 53 percent decrease in PM peak-hour vehicle trips at Phase 1A/2290 Geary Boulevard. This would result in lower traffic volumes at all study intersections in Phase 1. The Geary Boulevard/Divisadero Street intersection would experience the greatest decrease in turning-movement volumes. This alternative would have less impacts on intersections than the project. The arterial segments of Geary Boulevard and Divisadero Street also would experience lower traffic volumes. Under the Reduced 2290 Geary Alternative, parking demand at the Phase 1A building's parking garage would be less (approximately 53 percent) than the parking demand created by the project. The parking supply would be reduced by approximately the same percentage. The parking demand created by the Reduced 2290 Geary Alternative would not result in additional parking impacts compared to the project. Transit trips generated by Phase 1A/2290 Geary Boulevard would be less by 53 percent under this alternative as compared to the project, thus resulting in less transit impacts in Phase 1. The traffic, parking, loading demand and transit for Phase 1B and Phase 1C would be the same as the project because the proposed development for these sites would be the same as the project.

Under this alternative, the effects of the pedestrian bridge variant on transportation and circulation would be similar to those of the proposed project.

Year 2010

Because development of Phase 2 would be the same under this alternative as the project, all Phase 2 impacts related to traffic, parking, loading demand and transit would be the same as Phase 2 of the proposed project. Cumulatively for Phase 1 and Phase 2, the reduction in employment at Phase 1A/2290 Geary Boulevard would result in lower traffic volumes at all study intersections, and thus, lower intersection and arterial impacts. Since there would be a

reduction in parking demand at Phase 1A/2290 Geary Boulevard, cumulative Phase 1 and Phase 2 parking demand would be less than Phase 1 and Phase 2 of the project. This would result in the same parking impacts under this alternative as the project since there would be the same percentage reduction of parking supply.

Under the Reduced 2290 Geary Alternative, there would be no changes to the French Campus. Therefore, no new traffic impacts would result within the vicinity of the French Campus.

Mitigation

No intersection or arterial mitigation measures would be required because there would be no new traffic impacts generated by this alternative, compared with the proposed project. However, this alternative would have the same improvement measures related to construction activity, general trip reduction and traffic conflicts on Garden Street, as would the proposed project.

NOISE

Year 2000

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the proposed project, but the size of the Phase 1A/2290 Geary Boulevard building would be reduced by 53 percent. This would shorten the exposure period, but the remaining noise would be disruptive and would have to be mitigated. The impact on noise from Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard under this alternative would be the same as that of the project.

Noise from this alternative's traffic would produce no measurable increase in annoyance to residents in the Geary Campus vicinity in the year 2000.

Year 2010

The operational noise of the Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue development would be the same as the project. Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations and to the same degree as those for the proposed project. The resultant noise would be disruptive and would have to be mitigated.

Reduction of the Phase 1A/2290 Geary Boulevard building's size would reduce this alternative's traffic at the Geary/Divisadero intersection at the end of Phase 1 and Phase 2. The traffic noise created by this alternative would not measurably increase the annoyance of the residents of 1450 Divisadero.

Mitigation

The same construction-related noise mitigation measures would apply to this alternative as would apply to the proposed because the construction noise impact of this alternative would be similar (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the project. Excavation for the Phase 1A/2290 Geary Boulevard building would be reduced by 53 percent, but would be the same for the Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings. This would lessen the total amount of PM_{10} emitted and shorten the emission period. As with the

project, the remaining PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than that calculated for the proposed project. All operational pollutant emissions would be less than the 80 lb/day BAAQMD threshold. CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the project.

Year 2010

The proposed Phase 2 development would be the same under this alternative as the project. Therefore, the impact of Phase 2 under the alternative would be the same as the project. PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations and to the same degree as those for the project. As with the project, the resultant PM_{10} emissions from construction would have to be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than those calculated for the project due to the decrease in size of the Phase 1A/2290 Geary Boulevard building. All pollutant emissions, including the NO_x emissions, would be less than the 80 lb/day BAAQMD threshold. Total CO concentrations at the end of Phase 1 and Phase 2 in the vicinity of the Geary Campus would be essentially the same as those calculated for the project.

Mitigation

The same construction-related air quality mitigation measures for PM_{10} would apply to this alternative as would apply to the proposed project (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

In Phase 1, under this alternative, the floor area would be 21 percent less than the proposed project. The employment data indicates that the reduced floor area would accommodate an 8 percent increase in patient visits by the year 2000; 2 percent less than the project. Under this alternative, hazardous materials use and hazardous waste generation would increase by 8 percent in Phase 1 buildings; 2 percent less than the project. Potential for exposure caused by increased hazardous materials use and hazardous waste generation at the Geary Campus would be similar to the project. Potential effects on public health and the environment caused by potential exposure under this alternative would be expected to be lower compared to the proposed project at the Phase 1A/2290 Geary Boulevard site. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials and generation of hazardous waste.

Year 2010

The hazardous materials impacts under this alternative would be similar to those under the proposed project.

Mitigation

The same improvement measures would apply to this alternative as would apply to the proposed project (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Demand for fire and police protection under the Reduced 2290 Geary Alternative would be similar to those under the project. The reduction in floor area at Phase 1A/2290 Geary Boulevard by 53 percent would decrease solid waste generation, water demand, and wastewater generation from this building proportionately.

Year 2010

All effects on Utilities and Community Services would be similar to those of the proposed project. However, the reduction of the Phase 1A/2290 Geary Boulevard building would reduce the project's total overall solid waste generation, water demand, and wastewater generation at the Geary Campus by 17 percent.

At the end of Phase 1 and Phase 2 of this alternative, services could be provided to meet demand by the existing utility companies and service providers.

Mitigation

Even with reduced generation of solid waste, improvement measures for the proposed project would apply to the Reduced 2290 Geary Alternative (see V.H. Utilities and Community Services, pp. 497 - 498).

ENERGY

Year 2000

Electricity and natural gas use by the Phase 1A/2290 Geary Boulevard building under the Reduced 2290 Geary Alternative would be reduced by about 53 percent. At the end of Phase 1, energy consumption would be reduced by about 33 percent. Transportation energy use would be reduced because of fewer employees under this alternative. As for the proposed project, all buildings under the Reduced 2290 Geary Alternative would be required to comply with Title 24, and no new infrastructure would be needed.

Year 2010

Phase 2 under the Reduced 2290 Geary Alternative would use the same amount of energy as Phase 2 under the project. At the end of Phase 2, energy use by this alternative would be reduced by 15 percent compared to the proposed project. Transportation energy use also would be reduced.

Mitigation

Improvement measures for the proposed project would apply to the Reduced 2290 Geary Alternative (see V.I. Energy, p. 499).

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees would be the same as for the proposed project (see IV.M Vegetation and Wildlife, p. 443).

SOILS AND GEOLOGY

Year 2000 and Year 2010

In this alternative, excavation depth for subsurface parking at the Phase 1A/2290 Geary Boulevard site would be about 20 ft. below the ground surface, compared to 55 ft. needed for the proposed project. Other soils, geologic and excavation conditions would be as described for the proposed project. The shallower excavation at the Phase 1A site would avoid encountering the groundwater table, thus eliminating the potential settlement and other impacts resulting from dewatering. Excavation spoils to be removed from the Phase 1A site would be reduced by about two-thirds, resulting in about 25,000 cubic yards of soil rather than 70,000 cubic yards as described for the proposed project. Excavation for all other phases would be the same as the proposed project.

The construction of a pedestrian bridge across Geary Boulevard would add only a few cubic yards of soil to be removed from the site of the central support pier. Foundation and structural support for the bridge would comply with the construction provisions of the San Francisco Building Code.

Mitigation

Mitigation and improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the exception of the dewatering measure at the Phase 1A/2290 Geary Boulevard site, would not be needed, because the water table would not be intersected at that site.

SEISMICITY

Year 2000 and Year 2010

In this alternative, the Phase 1A/2290 Geary Boulevard building would be four stories shorter. Local and regional seismic conditions and probabilities would remain unchanged, but, as with the proposed project, seismic hazards would be reduced because all new structures would meet the more stringent requirements of the current building code, and Kaiser's seismic safety standards.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative.

HYDROLOGY AND WATER QUALITY

Year 2000 and Year 2010

This alternative would reduce the amount and depth of excavation for the underground parking garage at Phase 1A/2290 Geary Boulevard. As described in the discussion of Soils and Geology,

p. 620, the reduced excavation depth would avoid intercepting the groundwater table and would eliminate groundwater dewatering effects under this alternative. The Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard and Phase 2 buildings would have effects identical to those of the project. All other hydrology and water quality effects would be the same as the project.

Excavation for the pedestrian bridge under consideration by the project sponsor as a variant for this alternative would not intercept the groundwater table and would have minimal effects on potential erosion and sedimentation.

Mitigation

Water quality improvement measures for the Reduced 2290 Geary Alternative would be the same as for the project (see V.K. Hydrology and Water Quality, p. 501). Improvement measures for dewatering would not apply to the Phase 1A/2290 Geary Boulevard site.

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

As with the proposed project, construction and demolition workers would encounter USTs or hydraulic fluid in the soil during excavation activities at the Eden Property. There also would be a potential for exposure to structural contamination caused by asbestos, lead and PCBs, as with the proposed project, at the Eden Property, 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street.

Year 2010

As with the proposed project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. As with the proposed project, there is a potential for exposure to structural contamination at this site.

SUMMARY

The Reduced 2290 Geary Alternative would decrease development at the Geary Campus by about 15 percent by reducing the size of Phase 1A/2290 Geary to four floors in accordance with the underlying NC zoning. This would necessitate more-intensive use of space or continued use at 2350 Geary Boulevard, leased space or the French Campus. The alternative would provide less parking and involve less excavation during Phase 1 than would the proposed project. It could include a pedestrian bridge variant similar to the project. All of the buildings that would be demolished for the project would be demolished for this alternative.

Phase 1A/2290 Geary Boulevard would have half the floor area of the project with a decreased number of underground parking levels and less parking. Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street, and Phase 2B/ New 350 St. Joseph's Avenue would be the same as under the proposed project.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. Phase 1A/2290 Geary Boulevard would be developed in accordance with the FAR of the underlying NC-3 zoning. The reduced scale of the Phase 1A/2290 Geary Boulevard building would represent less intensification of medical-related use and be more compatible with surrounding uses on the north side of Geary Boulevard than would the proposed project.

Views of the part of the campus south of Geary Boulevard would be the same as with the project. Pedestrian-level views of the reduced Phase 1A/2290 Geary Boulevard building would be similar to the project, but the building would not be visible from mid- and long-range views as would the project building. Short-range views of Phase 1A/2290 Geary Boulevard would be partially obstructed by buildings to the east and south. The effects on architectural resources would be the same as the project.

The reduced depth of excavation at the Phase 1A/2290 Geary Boulevard site would not eliminate the possibility of encountering near-surface artifacts. The reduced Phase 1A/2290 Geary Boulevard building would eliminate any new shadows from being cast by that building on the public library or parking lot at Hamilton Recreation Center. Wind impacts would be similar to those of the project, except that they would be less in the vicinity of the Phase 1A/2290 Geary Boulevard building.

About 193 fewer Kaiser employees would be added citywide under this alternative than with the project. Geary Campus employment capacity would be 9 percent less than with the project; this would not allow for full consolidation of all operations. Construction employment would be slightly less than under the proposed project.

The reduction in employment at Phase 1A/2290 Geary Boulevard would result in lower traffic volumes at all study intersections, and thus, lower intersection and arterial impacts. Parking demand and supply would be reduced proportionately, resulting in similar parking impacts. There would be no changes to the French Campus; therefore, no new traffic impacts would occur in the French Campus vicinity under this alternative.

Similar amounts of noise would be generated during demolition, excavation, and construction and would affect the same receptors as the project. The reduced amount of excavation required for Phase 1A/2290 Geary Boulevard would slightly shorten the exposure period, but the noise from demolition, excavation, and construction would still be disruptive. This alternative would generate slightly less ROG, NO_x, and PM_{10} than would the proposed project. The alternative would not exceed the BAAQMD's significance threshold for NO_x as would the project. The

same construction-phase mitigation measures for noise and air quality effects would apply to this alternative as to the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

The project sponsor rejects this alternative for the following reasons:

- The Phase 1A/2290 Geary Boulevard building is designed to allow Kaiser to relocate all of its staff from the existing Geary Campus in order to consolidate and integrate general medicine and specialty areas for adult medicine under a single roof. Under this alternative, the capacity of the Phase 1A building would be decreased by 53 percent, and would not be able to accommodate all the existing employees housed at 2200 O'Farrell Street, let alone the employees in other locations of the present Geary Campus. Kaiser would be required to lease space in excess of 130,000 sq. ft. near the Geary Campus before it could proceed with the proposed Phase 1C/2295 Geary Boulevard Building;

- Leasing of 130,000 sq. ft. of space near the Geary Campus would result in encroachment of institutional uses into established mixed-use neighborhoods, contrary to the stated objectives of the Geary Boulevard/Divisadero Street Special Use District and agreements with neighbors to contain development along the Geary Boulevard Corridor. Kaiser believes that locating the additional space in a new building in the Geary Boulevard Corridor would be less intrusive than moving the operations to leased spaces to the north of the Geary Campus;

- Near the Geary Campus, 130,000 sq. ft. of contiguous commercial space is not available and lease spaces are available only in small increments within one mile of the Geary Campus. Kaiser departments would have to relocate more than once (to temporary leased space and again to either one of the new buildings under this alternative or to another leased space) until the Phase 1C/2295 Geary Boulevard Building is completed. The multiple moves would be required due to space requirements of the individual departments and their functional linkage to certain other departments and specialty areas;

- Kaiser members would be required to travel to multiple locations for their medical care which would defeat Kaiser's overall objectives of this project;

- After completion of Phase 2, there would be no reserve capacity to accommodate future projected growth, resulting in overcrowded conditions for Kaiser members and staff;

- The flexibility of providing a facility designed for Comprehensive Primary Care that would meet the demand of changing medical technology could not be accomplished; and

- Kaiser would be required to retain and expand the French Campus to meet its unmet needs created by this alternative. See also Project Sponsor's Reasons for Rejection of the Dual Campus Alternative in VII.F. No 2290 Geary-Dual Campus Alternative, pp. 691-692.

E. NO 2290 GEARY - REDUCED CAMPUS ALTERNATIVE

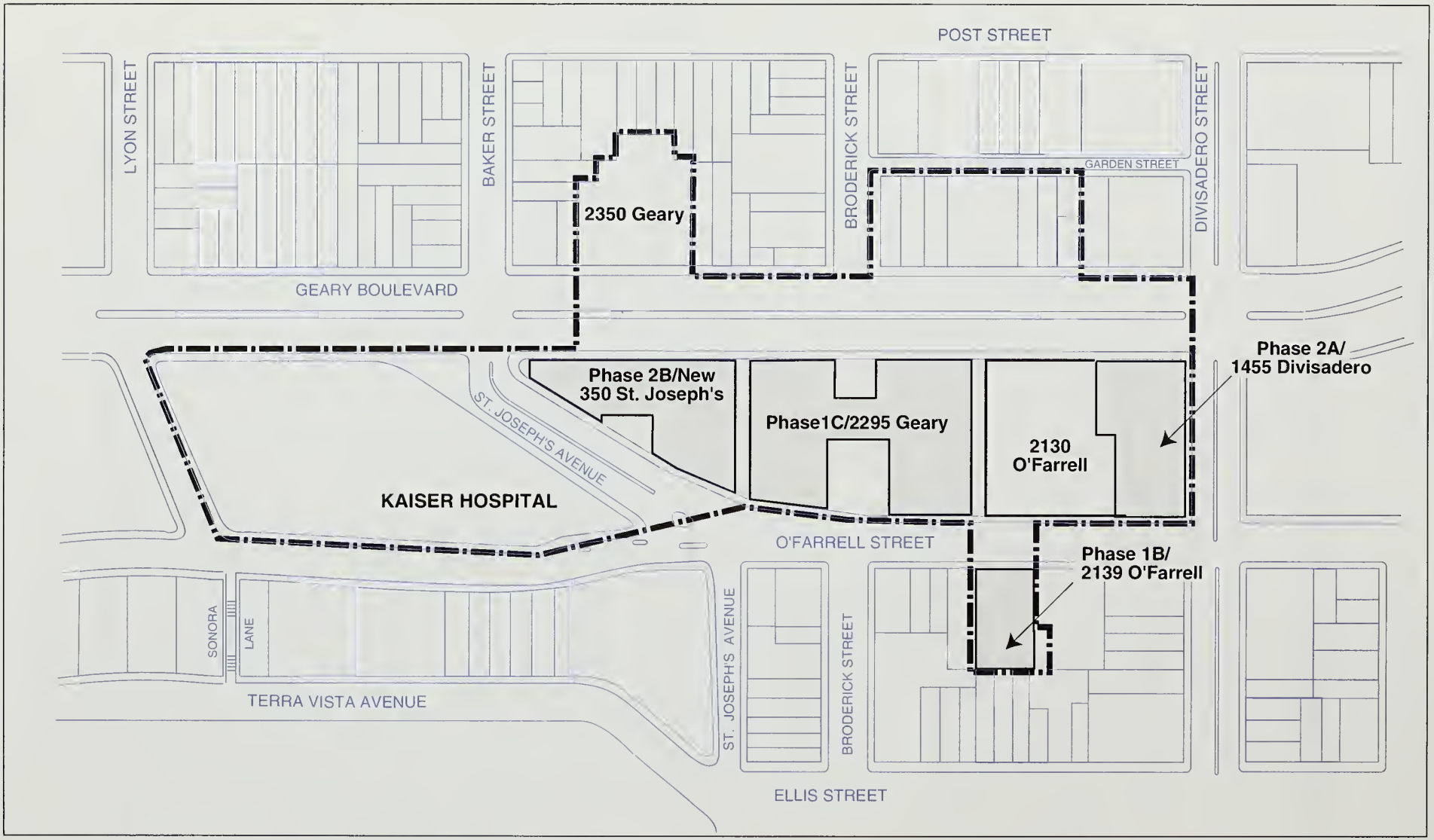
DESCRIPTION

This alternative would reduce proposed floor area to be developed at the Geary Campus by 29 percent. Phase 1A/2290 Geary Boulevard would not be built (see Figure VII.E.1). All other aspects of the alternative would be the same as the proposed project (see Figure II.D.12, p. 75, for a representative cross-section). It would create capacity issues that could only be solved by reducing, and/or intensifying space use on the Geary Campus, or continuing to operate 2350 Geary Boulevard, off-campus leased space, and the French Campus.

Year 2000

Overall, this alternative would reduce Phase 1 of the Geary Campus square footage by 260,000 sq. ft. or 39 percent by not constructing the Phase 1A/2290 Geary Boulevard building. Existing uses at the Eden Property would continue. All development would be limited to the south side of the Geary Campus. Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be constructed as they would under the proposed project, but concurrently as two sub-phases of Phase 1. Because the Phase 1A/2290 Geary Boulevard building would not be built, the pedestrian bridge variant across Geary Boulevard would not be applicable.

Under this alternative, there would be no compensatory building projects to maintain current capacity or meet growth needs. Therefore, at the end of Phase 1, Kaiser's capacity for services and employment would be reduced from 1,922 employment under the proposed project would be 2,005 employees in year 2000. Geary Campus employment capacity would be 831 employees in comparison to 1,362 under the proposed project or 863 presently (year 1995). Thus, this alternative would result in continuing over crowding at the Geary Campus. To alleviate overcrowded conditions and to meet present and projected space needs, Kaiser could intensify the use of space, or continue to operate at 2350 Geary Boulevard, existing off-campus leased space and the French Campus.



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.E.1
No 2290 Geary--Reduced Campus Alternative:
Kaiser Geary Campus Phasing Plan

Year 2010

Development of Phase 2 would proceed as set forth in the project description. The total project would be reduced from 834,000 sq. ft. to 574,000 sq. ft. by 32 percent. Parking would also be reduced from 2,342 to 1,810 parking spaces. Total employment capacity would be reduced from 2,301 under the proposed project to 1,854, or 447 employees and 19 percent. It would also reduce employment capacity below existing 1995 levels by 68 employees or 4 percent. Continued use of the French Campus, 2350 Geary Boulevard, and off-site leased space would be needed to continue services at the Geary Campus.

LAND USE AND ZONING

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would not be constructed. This would result in retention of the mixed-use character of the Eden Property and would not change land use to outpatient services as under the proposed project. There would be no intensification of medical-related use on the north side of Geary Boulevard.

Under this alternative, land use and zoning impacts of Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as under the proposed project.

Year 2010

Under this alternative, Phase 2A/1455 Geary Boulevard and Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

Medical use on the campus would not be extended to the north side of Geary Boulevard. Prior to the year 2010, the Phase 1A/2290 Geary Boulevard site could be developed for medical use

independent of this alternative and would further intensify the trend towards medical use in the vicinity of the Geary Campus.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would not be constructed. The urban design and visual quality of the Phase 1A/2290 Geary Boulevard site would remain unchanged as discussed in the No Build Variant of the No Project Alternative.

The existing mixed uses of neighborhood commercial and residential on the Eden Property would remain. The pedestrian character created by the variety in the architectural styles, setbacks and sizes would not be altered. However, conversion of residential uses to commercial uses would most likely continue.

Future development, sponsored by another health maintenance organization, could occur on the Phase 1A site. The maximum size, bulk and scale of such a development could be similar to the proposed project.

Under this alternative, Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as under the proposed project.

Year 2010

Under this alternative, Phase 2A/1455 Divisadero Street Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

Upon completion of this alternative, the entire block bound by Geary Boulevard, St. Joseph's Avenue, O'Farrell Street and Divisadero Street would be developed with medical uses; the north side of Geary Boulevard would not be developed with medical uses; the medical use on the south side of O'Farrell would be eliminated and replaced with residential use similar to the predominant land use to the south and west. The Eden Property on the north side of Geary Boulevard could remain mixed use or could be developed similar to Phase 1A of the proposed project, independently.

ARCHITECTURAL RESOURCES

Year 2000 and Year 2010

Under this alternative, all the existing buildings on the Eden Property would be retained, including the 2280 Geary Boulevard/41-47 Garden Street building, which was listed in the DCP 1976 Architectural Survey. The potential effects associated with the demolition of buildings that may be considered to have some historic importance because of their age would be avoided. All other existing buildings under the alternative would be demolished and new buildings constructed as for the proposed project. As with the proposed project, there would be no effect on architectural resources in the project vicinity.

CULTURAL RESOURCES

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at this site. Excavation conditions for the remaining Geary Campus under this alternative would be as described for the proposed project.

Mitigation

Mitigation measures included for the proposed project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative as they would apply to the proposed project.

SHADOWS

Year 2000

Under this alternative, the Phase 1A/2290 Geary Boulevard building would not be built; therefore it would not cast any new shadows onto the surrounding vicinity or onto the library or parking lot at Hamilton Recreation Center. The Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings would be constructed as for the proposed project and would generate similar new shadow effects to those identified in Section IV.E, including the shadows cast on the public library and parking lot at Hamilton Recreation Center by the Phase 1C/2295 Geary Boulevard building (see IV.E. Shadows and Wind, p. 335).

Year 2010

Under this alternative there would be no changes to Phase 2A/1455 Divisadero Street or Phase 2B/New 350 St. Joseph's Avenue. New shadows from these buildings would be the same as those of the proposed project (see IV.E. Shadows and Wind, pp. 315 - 330).

WIND

Year 2000 and Year 2010

In this alternative, no alterations would occur at the Phase 1A site. All potential wind impacts associated with the Phase 1A site would be avoided. Wind impacts on the south side of Geary Boulevard in this alternative would be similar to those for the proposed project.

Mitigation

As with the proposed project, improvement measures for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to this alternative.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would have 26 percent less employment capacity at the end of Phase 1 than would the proposed project: 1,474 employees instead of 2,005 employees. As a result, instead of increasing citywide Kaiser employment by 83 employees, there would be no capacity to expand employment or services at the end of Phase 1 of this alternative. This alternative would create 41 percent fewer construction jobs than the proposed project's annual average of 150 full-time jobs per year for four years if employment were to decrease in relationship to the difference in gross square footage constructed. Tables VII.1 and VII.2, pp. 510 -515, present employment and space estimates.

Geary Campus

This alternative would reduce Phase 1 employment capacity on the Geary Campus by 39 percent. Phase 1A/2290 Geary Boulevard would not be built to accommodate 531 employees. Enterprises and the employment of 58 persons other than Kaiser would continue on the site. Before the Phase 1C/2295 Geary Boulevard site could be developed, Kaiser must locate suitable leased space for 562 employees prior to demolition of the 2200 O'Farrell Street building and the ancillary building on this site. Upon completion of the Phase 1C/2295 Geary Boulevard building, Kaiser would not have sufficient capacity to meet even current space demand. If the Phase 1A site is developed independently, Kaiser would have to vacate its leased space at the Phase 1A site which houses 34 employees.

Year 2010

This alternative would employ 28 percent more workers or 380 employees in comparison to the 296 employees of the proposed project. This would occur because the alternative would not relocate the 87 employees temporarily housed at 2295 Geary Boulevard from Phase 1 to one of the new buildings in Phase 2 as would the proposed project. This alternative would also reduce Kaiser's service and employment capacity at the end of Phase 2. The 58 employees at the Phase 1A site in other-than-Kaiser enterprises could continue through Phase 2 and beyond under this alternative. Based on the same construction program, this alternative's construction employment would be about the same as the project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010.

At the end of Phase 1 and Phase 2, Kaiser would not have the capacity for services and employees to meet its projected demand for space. Kaiser would continue to operate under overcrowded conditions.

Housing and Population

Year 2000

This alternative would not demolish the existing eight residential units at the Phase 1A site and the tenants would not need to relocate. The development of the site for medical-related uses by Kaiser, and indirectly, employment, would not occur. This alternative would demolish the 21 residential apartment units at 1401-17 Divisadero Street thereby triggering the relocation assistance provisions of the California State Redevelopment Law. Kaiser would construct a replacement structure at 2139 O'Farrell Street. This alternative would not create any new demand for housing in San Francisco because Kaiser would not be able to increase employment.

Year 2010

This alternative would have housing and population effects similar to the proposed project, except that it would not increase demand for housing. As under the proposed project, Phase 2 of this alternative would not demolish or construct housing, and therefore would not displace or increase residential population. This alternative would not create any new demand for housing units, as would the proposed project, because there would be no capacity for additional employees.

TRANSPORTATION AND CIRCULATION

Year 2000

Under the No 2290 Geary Boulevard - Reduced Campus Alternative, there would be a reduction of approximately 390 PM peak hour vehicle trips compared to the proposed project, since the Eden Property would not be developed in Phase 1A. Development of Phase 1B and Phase 1C would be the same under this alternative as the project. Therefore, all Phase 1B and

Phase 1C impacts related to traffic, parking, and transit would be the same as the project. With no development of the Eden Property and construction of Phases 1B and 1C, there would be almost no net change in vehicle trips from existing conditions in Phase 1 of this alternative. That is, the existing uses to be demolished in Phases 1B and 1C generate approximately the same number of vehicle trips as the new uses that would replace them.

Under Phase 1 of this alternative, most of the study intersections would experience slightly lower turning-movement volumes compared to the proposed project. The impacts at the Geary Boulevard/Divisadero Street intersection, in particular, would be significantly less with the reduction of project-related left turn movements from Divisadero Street to Geary Boulevard. Impacts along the arterial segments of Geary Boulevard and Divisadero Street also would be less than for the project with the reduction of through traffic on these segments. Parking demand under Phase 1 of this alternative would be less than for the project. Although there would be a reduction of 532 parking spaces, the net new parking demand would be met by the proposed parking supply at the Pha- 1C/2295 Geary Boulevard building. Phase 1 impacts related to transit would be less under this alternative compared to the proposed project, because there would be fewer transit trips generated. With no new Kaiser-related development of the Eden Property, there would not be any additional pedestrian trips generated by the interaction between the north and south sides of Geary Boulevard. Therefore, no additional pedestrian impacts would occur as a result of pedestrians crossing Geary Boulevard at Divisadero Street and St. Joseph's Avenue.

Under the No 2290 Geary - Reduced Campus Alternative, there would be no changes to the French Campus. Therefore, no new traffic impacts would result within the vicinity of the French Campus.

Year 2010

Because development of Phase 2 would be the same under this alternative as the proposed project, all Phase 2 impacts related to traffic, parking, and transit would be the same as Phase 2

of the project. Cumulatively for Phase 1 and Phase 2, there would be lower traffic volumes at all study intersections, and thus, lower intersection and arterial impacts compared to the project because of the reduction of approximately 390 PM peak hour vehicle trips in Phase 1. In addition, the lower parking demand generated by Phase 1 and Phase 2 of this alternative would result in less parking impacts compared to the project.

Under the No 2290 Geary Boulevard - Reduced Campus Alternative, there would be no changes to the French Campus. Therefore, no new traffic impacts would result within the vicinity of the French Campus.

Mitigation

No intersection or arterial mitigation measures would be required because there would be no new traffic impacts generated by this alternative, compared with the proposed project. However, this alternative would have the same improvement measures related to construction activities and general trip reduction as would the proposed project (see V.D. Transportation and Circulation, pp. 491 - 493).

NOISE

Year 2000

As with the proposed project, noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors in the vicinity of the construction sites, but the Phase 1A/2290 Geary Boulevard building would not be built, avoiding noise impacts in its vicinity. The remaining noise would be disruptive and would have to be mitigated.

Noise from this alternative's traffic would produce no measurable increase in annoyance to residents in the Geary Campus vicinity in the year 2000.

Year 2010

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations and to the same degree as those for the proposed project. The resultant noise would be disruptive and would have to be mitigated.

Elimination of the Phase 1A/2290 Geary Boulevard building would reduce this alternative's traffic at the Geary/Divisadero intersection. The additional traffic noise after completion of Phase 1 and Phase 2 of this alternative would not measurably increase the annoyance of the residents of 1450 Divisadero Street.

Mitigation

The same construction-related mitigation measures would apply to this alternative as would apply to the project (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the proposed project, but the Phase 1A/2290 Geary Boulevard building would not be built. This would lessen the total amount of PM_{10} emitted and shorten the emission period during Phase 1. As with the project, the remaining construction PM_{10} emissions would be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than those calculated for the proposed project. All operational pollutant emissions would be less than

the 80 lb/day BAAQMD threshold. CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the proposed project.

Year 2010

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations an to the same degree as those for the proposed project. As with the proposed project, the resultant construction PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than those calculated for the proposed project. All operational pollutant emissions, including the NO_x emissions, would be less than the 80 lb/day BAAQMD threshold. CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the proposed project.

Mitigation

The same construction-related air quality mitigation measures would apply to this alternative as would apply to the proposed project (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

In Phase 1 under this alternative the floor area would be 40 percent less than the proposed project. The employment data indicate that the reduced floor area would accommodate 6 percent increase in patient visits by the year 2000; 4 percent less than the proposed project.

Under this alternative, hazardous materials use and hazardous waste generation would increase by 6 percent in Phase 1 buildings; 4 percent less than the proposed project. Potential for exposure caused by increased hazardous materials use and hazardous waste generation at the Geary Campus would be similar to the proposed project. There would be no potential effects on public health and the environment caused by potential exposure under this alternative at the Phase 1A/2290 Geary Boulevard site.

Year 2010

The hazardous materials impacts under Phase 2 of this alternative would be similar to those under the proposed project.

Mitigation

The same improvement measures would apply to this alternative as would apply to the proposed project (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Without the Phase 1A/2290 Geary Boulevard building, the San Francisco Fire Department and the Richmond District of the San Francisco Police Department would continue to serve existing commercial and residential sites on the north side of Geary Boulevard. All Phase 1 buildings under this alternative would be in the Park District of the Police Department. Eliminating Phase 1A/2290 Geary would decrease the amount of solid waste generation, water demand, and wastewater generation by roughly 39 percent from that generated by the proposed project in Phase 1.

Year 2010

Effects of the Phase 2 buildings under the No 2290 Geary - Reduced Campus Alternative would be the same as those of the proposed project in the year 2010. This alternative ultimately would generate 29 percent less solid waste and wastewater and consume 29 percent less water than would the proposed project.

Mitigation

Improvement measures for the No 2290 Geary - Reduced Campus Alternative would be the same as for the proposed project (see V.H. Utilities and Community Services, pp. 497 - 498).

ENERGY

Year 2000

Elimination of the Phase 1A/2290 Geary Boulevard building would eliminate all energy that would be used by this building in its operations, construction, and associated transportation fuel use. Energy use by the other Phase 1 buildings under this alternative would be the same as for the proposed project. Energy use for Phase 1 of this alternative would be reduced by 39 percent.

Year 2010

Energy use for Phase 2 under the No 2290 Geary - Reduced Campus Alternative would be the same as for the proposed project.

Mitigation

Improvement measures for the No 2290 Geary - Reduced Campus Alternative would be the same as for the project, except that the measures would not apply to the Phase 1A/2290 Geary building (see V.I. Energy, p. 499).

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees would be the same as for the project (see IV.M. Vegetation and Wildlife, p. 443).

SOILS AND GEOLOGY

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts of dewatering, shoring, ground settlement, and disposal of excavation spoils would be avoided for this site. Soils, geologic and excavation conditions for the rest of this alternative would be as described for the project.

Mitigation

Mitigation and improvement measures included for the proposed project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the exception of the Phase 1A site which would not be redeveloped.

SEISMICITY

Year 2000 and Year 2010

In this alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed. Seismic conditions and probabilities would remain unchanged. As with the proposed project, seismic hazards would be reduced at other campus locations because new structures would meet the more-stringent requirements of the current building code, and Kaiser's seismic safety standards. The existing buildings retained on the Phase 1A site which are not controlled by Kaiser would likely remain in their present condition, which may be structurally or seismically unsound.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, except for the Phase 1A/2290 Geary Boulevard building which would not be redeveloped under this alternative.

HYDROLOGY AND WATER QUALITY

Year 2000

The existing buildings on the Eden Property would be retained, and there would be no displacement of permeable front yard space. All hydrology and water quality effects from excavation for underground parking at the Phase 1A/2290 Geary Boulevard site would be eliminated. The Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard sites would have hydrology and water quality effects identical to those of the project.

Year 2010

Effects on hydrology and water quality under the No 2290 Geary-Reduced Campus Alternative would be the same as those of the project.

Mitigation

Improvement measures for the No 2290 Geary - Reduced Campus Alternative would be the same as for the project (see V.K. Hydrology and Water Quality, p. 501), except that the mitigation would not apply to the Eden Property (Phase 1A/2290 Geary Boulevard site).

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

There would be no construction at the Phase 1A/2290 Geary Boulevard site. Therefore, under this alternative, construction workers would not be exposed to contaminated soils at this site. The buildings at the site would not be demolished, therefore, there would be no potential for exposure to asbestos, lead and PCBs. The structural contamination in the existing buildings on the Eden Property would remain. As with the proposed project, there would be a potential for exposure to structural contamination, because the buildings and structures at 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street would be demolished. The potential for exposure to structural contamination during Phase 1 under this alternative would be expected to be lower, compared to the project.

Year 2010

As with the project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. Phase 2B/New 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. As with the proposed project, there would be a potential for exposure to structural contamination at both the Phase 2 sites.

SUMMARY

The No 2290 Geary -- Reduced Campus Alternative would decrease development at the Geary Campus by about 29 percent. Phase 1A/2290 Geary Boulevard would not be constructed; the existing buildings on the Eden Property would remain. Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as the project. The reduced capacity of this alternative would necessitate a more-intensive use of space or continued use at 2350 Geary Boulevard, leased space, or the French Campus. A pedestrian bridge variant would not be applicable to this alternative.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. Phase 1A/2290 Geary Boulevard would not be built, thus eliminating the intensification of medical-related use on the north side of Geary Boulevard under the proposed project.

Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would have the same effects on views as would the project. On the Phase 1A/2290 Geary Boulevard site, the pedestrian character created by the variety of architectural styles and would remain. The project's effects on architectural resources would not occur.

All potential disturbance of subsurface cultural resources would be avoided at the Phase 1A/2290 Geary Boulevard site. The likelihood of unearthing deeply buried artifacts or encountering near-surface artifacts at Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as the project. No new shadows would be cast by Phase 1A on the surrounding streets or the library and parking lot at Hamilton Recreation Center. Wind effects would be similar to those of the project south of Geary Boulevard; wind effects associated with Phase 1A/2290 Geary Boulevard would not occur.

Instead of increasing Kaiser employment citywide by 83 employees, this alternative would have less employment at the end of Phase 1; Kaiser's service capacity and employment also would be reduced at the end of Phase 2. Construction employment would be lower than under the proposed project, because of the reduction in floor area constructed in Phase 1. Unlike the project, under this alternative there would be no demand for housing since Kaiser would not be able to increase employment.

Because Phase 1A/2290 Geary Boulevard would not be built, there would be lower traffic volumes at all study intersections, particularly Geary/Divisadero, lower intersection and arterial impacts and lower parking demand and resultant parking impacts compared to the project. Although there would be a reduction in parking spaces from Phase 1A/2290 Geary Boulevard, net new parking demand would be met by Phase 1C/2295 Geary Boulevard. There would be no changes to the French Campus, therefore, no new traffic impacts would occur in the French Campus vicinity under this alternative.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project, except in the vicinity of Phase 1A/2290 Geary Boulevard. The elimination of Phase 1A/2290 Geary Boulevard would shorten the exposure period, but the noise from demolition, excavation, and construction of all other sites would still be disruptive. Phase 1A/2290 Geary Boulevard traffic noise effects would not increase the annoyance level at 1450 Divisadero Street as would the project. This alternative would generate less ROG, NO_x, and PM_{10} than would the proposed project. The alternative

would not exceed the BAAQMD's significance threshold as would the project. The same construction-phase mitigation measures for noise and air quality would apply to this alternative as to the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

In addition to the reasons stated for rejecting the No Project Alternative and the Reduced 2290 Geary Alternative, the project sponsor rejects this alternative because:

- All of the potential impacts on Kaiser members discussed under the reasons for rejecting the Reduced 2290 Geary Alternative would be aggravated, because Kaiser would be looking to replace 260,000 sq. ft.;
- Kaiser would be forced to compete with the UCSF/Mount Zion Campus for space near the Kaiser Geary Campus, thereby increasing the cost of leased space in the area to the detriment of existing businesses;
- Kaiser would be forced to seek leased space further from the existing Geary Campus, thereby compounding the adverse impacts on existing residential neighborhoods;
- Construction of the Phase 1C/2295 Geary Boulevard building would be delayed until Kaiser is able to locate sufficient space to relocate 150 providers and associated staff from the existing Geary Campus;
- Kaiser would be forced to continue to operate for a much longer period of time in buildings which are of "functional concern" during seismic activities;
- In lieu of meeting its existing and future needs in an orderly manner in accordance with a planned campus developed under a General Plan, Kaiser would be required to lease premises to meet the square footage requirements of its departments in an ad hoc manner in order to meet the space needs of its departments and to continue to provide health services required by its members.

F. NO 2290 GEARY - DUAL CAMPUS ALTERNATIVE

DESCRIPTION

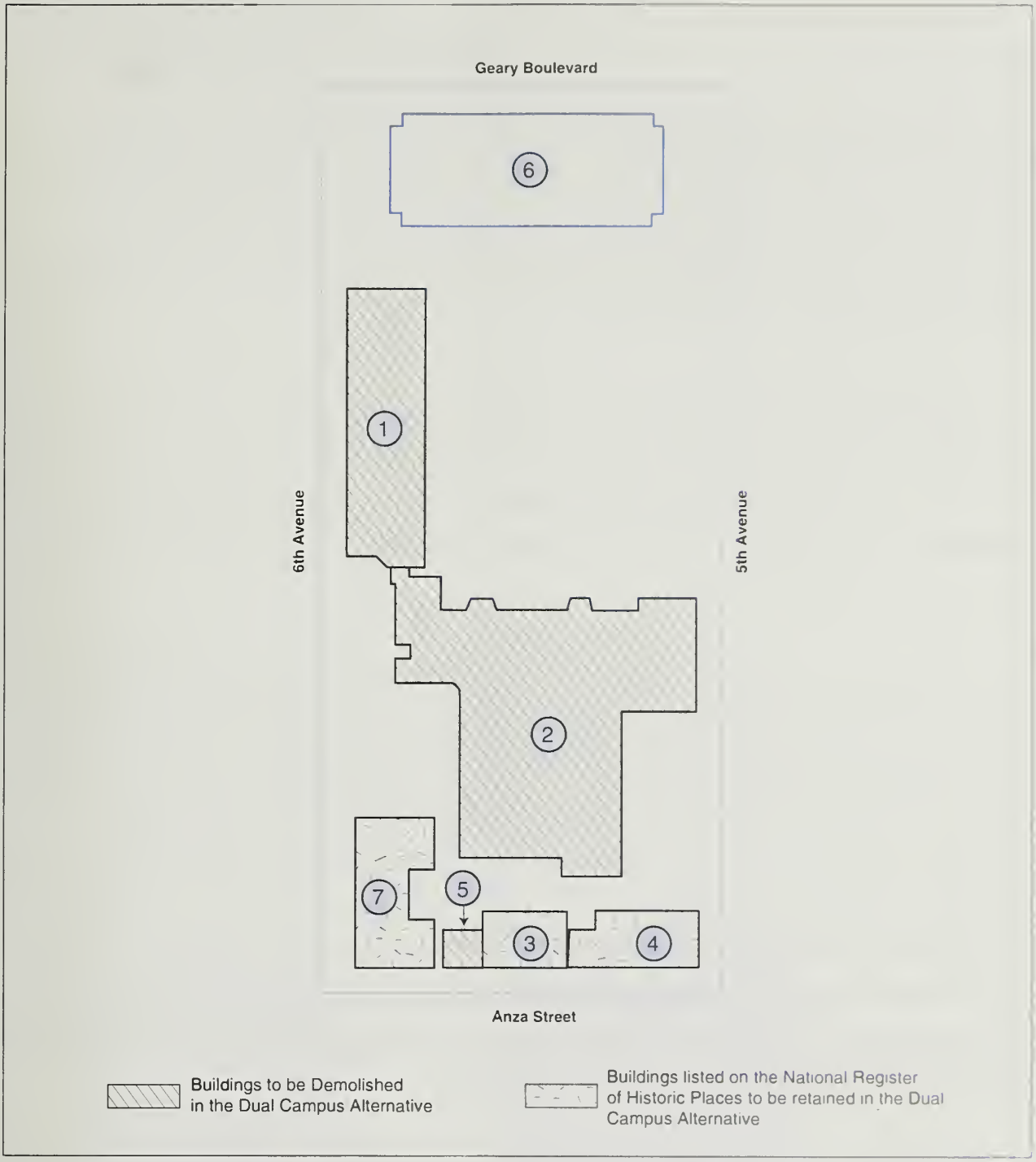
Phase 1A/2290 Geary Boulevard would not be built (see Figure VII.E.1, p. 627 for a representative phasing plan). That space and service capacity would be replaced by development of a new 250,000-sq.-ft. building at the French Campus and continued use of the recently renovated 4141 Geary Boulevard and Linen Building (now a central mechanical plant). This would result in provision of medical services from two campuses, as was contemplated in the 1994 IMP before the Eden Property at the Geary Campus was made available to Kaiser for redevelopment. Overall, this alternative would reduce floor area at the Geary Campus proposed by the project by 36 percent.

Many configurations could be considered for redevelopment of the French Campus. This alternative assumes that the three buildings on the block that are on the National Register would be retained, even though this approach tightly constrains the site for planning purposes. The Acute Hospital, Pasteur Building, and Engineers' Buildings would be demolished (see Figure VII.F.1 for a site plan of the French Campus).

At the Geary Campus, Phases 1B/2139 O'Farrell Street and 2B/New 350 St. Joseph's Avenue would be the same as the project. Phases 1C/2295 Geary Boulevard and 2B/1455 Divisadero Street would be smaller than the project (see Figure VII.F.2, p. 650 for a cross-section of the proposed alternative). This alternative would reduce overall outpatient services space at both campuses by about 8,500 sq. ft. from that proposed under the project.

Year 2000

Under this alternative, the 260,000-sq.-ft. Phase 1A/2290 Geary Boulevard building would not be constructed at the Geary Campus. Uses that would have been at 2290 Geary Boulevard would be shifted permanently to the French Campus under this alternative. The recently



1. Pasteur Building
2. Acute Hospital
3. Old Central Plant (1420 Anza St.)
4. Linen Building (499 Fifth Ave.)
5. Engineers' Building
6. Office Building to be Retained (4141 Geary)
7. Anza Building (490 Sixth Avenue)

No Scale

SOURCE: City and County of San Francisco
Municipal Code Zoning Maps (1990), EIP Associates

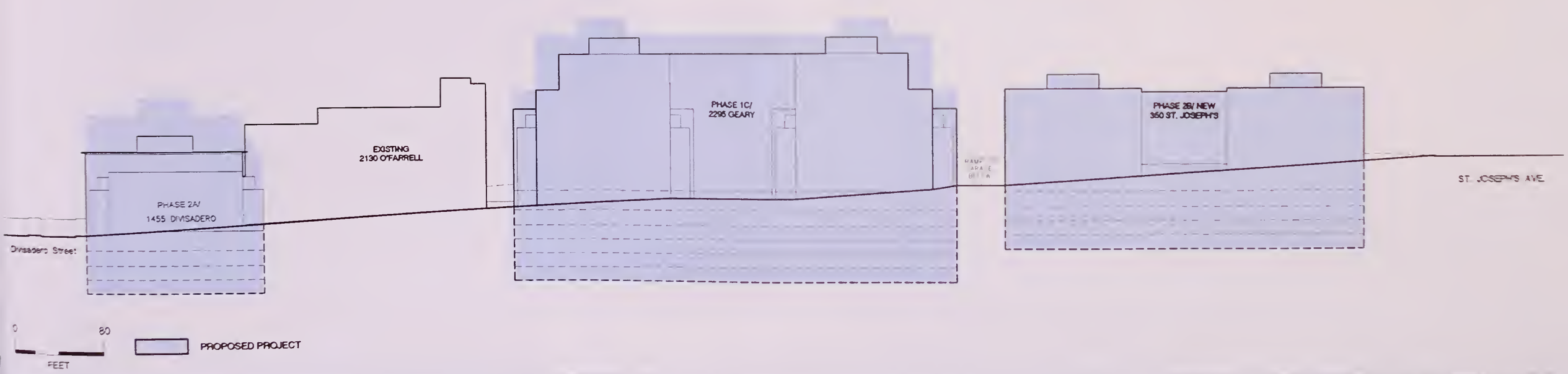
Figure VII.F.1
No 2290 Geary--Dual Campus Alternative:
Buildings Comprising the French Campus

renovated outpatient services building at 4141 Geary at the French Campus would provide 75,000 sq. ft. for outpatient services. The Pasteur Building and the existing hospital building on the French Campus would be demolished. All buildings listed on the National Register of Historic Places --the Anza Building, the Old Central Plant Building, and the Linen Building (see Figure VII.F.3, p. 651) -- would be retained.

The entire French Campus is approximately 144,000 sq. ft. in site area. The 4141 Geary Boulevard development occupies approximately 22,000 sq. ft. of the northern area of the site and the existing buildings listed on the National Register of Historic Places: the Anza Building, the Old Central Plant Building, and the Linen Building, occupy approximately 22,000 sq. ft. of the southern area of the site.

Under Phase 1A of this alternative, demolition of the Acute Hospital and Pasteur Building would provide a developable area of approximately 100,000 sq. ft. A new 250,000 sq. ft. outpatient services building, with approximately three levels of underground parking for 500 cars, would be constructed within the 100,000 sq. ft. The new building could have a footprint of about 50,000 sq. ft. and rise to five stories. The height would be 65 feet, assuming that each floor would be 13 feet. About 50,000 sq. ft. of undeveloped area would be used to provide visual transition to the existing structures and for surface parking. This alternative would intensify uses at the French Campus beyond existing uses by 110 percent over currently occupied floor area. Because the Phase 1A/2290 Geary Boulevard building would not be built, the pedestrian bridge variant across Geary Boulevard would not be applicable.

This alternative assumes that existing Kaiser leases at the Eden Property would continue until completion of Phase 1A. Kaiser would then vacate the space it currently occupies at the Eden Property, which likely would be re-occupied by other medical-related uses. The service and employment capacity of this alternative would be equivalent to that of the proposed project by intensifying the use of the French Campus.



SOURCE: Anshen & Allen Architects

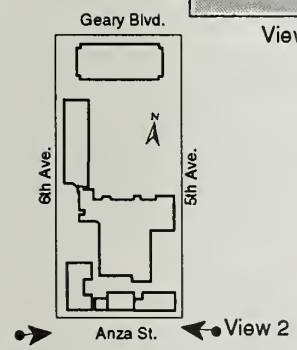
SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.F.2

No. 2290 Geary --Dual Campus Alternative:
South of Geary Boulevard Cross-section

View 1 (left to right): Anza Building (490 Sixth Avenue), Engineers' Building, Old Central Plant (1420 Anza Street), Linen Building (499 Fifth Avenue)

View 2 (right to left): Linen Building (499 Fifth Avenue), Old Central Plant (1420 Anza Street), Engineers' Building, Anza Building (490 Sixth Avenue)



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure VII.F.3
No 2290 Geary--Dual Campus Alternative:
Anza Street Looking Northeast and Northwest

Phase 1B/2139 O'Farrell Street would be the same as the proposed project. Phase 1C/2295 Geary Boulevard would be smaller at 315,000 sq. ft. in comparison to the 350,000 sq. ft. of the project: 35,000 sq. ft. or 10 percent less. The 2350 Geary Boulevard building would be vacated; Kaiser would sell, retain, or hold it vacant as under the project. The Phase 1 employment capacity between the Geary and French Campuses is equivalent to that of the project: 2,005 employees. Under this alternative, Kaiser would use the French Campus for its planned consolidation of off-site leased space.

Year 2010

Phase 2A/1455 Divisadero Street would be 30,000 sq. ft. or 24 percent smaller than the proposed project at 127,000 sq. ft. Phase 2B/New 350 St. Joseph's Avenue would be the same as the project.

Under this alternative, all development on the Geary Campus would be limited to the south side of Geary Boulevard. Developed space on the Geary Campus would decrease by 36 percent from the 897,053 sq. ft. under the project to 572,053 sq. ft. of outpatient, ancillary support and administrative space under this alternative. The phasing and timing for the development on the south side of Geary Boulevard would be the same as described in the project description, except that the combined square footage of the proposed Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street buildings would be decreased by 65,000 sq. ft.

The total square footage of development between the two campuses would be essentially the same as under the project. However, uses at the Geary Campus would be 36 percent less than under the project, and uses at the French Campus would be 110 percent higher than existing 1995 uses based on occupied floor area.

LAND USE AND ZONING

Year 2000

Under this alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed (see discussion under VII.E. No 2290 Geary-Reduced Campus Alternative). Instead, the existing French Campus would be renovated and expanded. The recently renovated building at 4141 Geary Boulevard would allow a maximum of 75,000 sq. ft. The Anza Building, Old Central Plant Building and Linen Building would also be retained. All other buildings at the French Campus would be demolished. A 250,000-sq.-ft. outpatient services building with parking for 500 cars would be constructed as Phase 1A of this alternative.

The French Campus is surrounded by low- to moderate-density residential buildings to the east, south and west, and commercial and mixed-use buildings to the north and along Geary Boulevard. The uses along Geary Boulevard include restaurants, small businesses and neighborhood services. Nearby institutional uses include California Pacific Medical Center on California Street and the Richmond Police Station, directly across from the campus on Sixth Avenue.

The French Campus block, located about 1.3 miles west of the Geary Campus is in two land use districts. The area along Geary Boulevard, up to a depth of 100 ft., is designated Moderate-Scale Neighborhood Commercial (NC-3). The remainder of the campus consisting of 122,000 sq. ft. is classified Low-Density Residential (RM-1). The entire campus is in the 80-E Height and Bulk District, which allows a maximum length and diagonal dimensions of 110 ft. and 140 ft., respectively. The maximum allowed FAR is 3.6 to 1 for the NC-3 portion and 1.8 to 1 for the RM-1 portion. The area surrounding the campus is in the 40-X Height and Bulk District.

Hospitals and medical centers are permitted in the NC-3 and RM-1 districts with approval of a Conditional Use Authorization. Construction of a 250,000-sq.- ft. building on the French Campus would comply with applicable provisions of the City Planning Code.

The developable area available at the French Campus is ± 100,000 sq. ft. in an 80-E height and bulk district surrounded by 40-X development. The new building, or buildings, could be five stories high and thereby use only one-half of the available footprint. The 4141 Geary Boulevard building is five stories high. The developable area available under this alternative would allow a range of building designs and parking configurations that would be compatible with surrounding development.

Under this alternative, development proposed on the French Campus would not represent any change in the existing use of the site, but would intensify the existing medical use in a predominantly residential and retail neighborhood. The recent renovation and new development of 250,000 sq. ft. of medical uses on the site could promote and intensify development of medical-related uses in the vicinity.

Under this alternative Phase 1B/2139 O'Farrell Street would be the same as under the proposed project. The floor area of the Phase 1C/2295 Geary Boulevard building would be reduced by about 35,000 sq. ft. (10 percent). As with the proposed project, this would result in an intensification of the existing medical use.

Year 2010

Under this alternative, the floor area of Phase 2A/1455 Divisadero Street would be reduced from 127,000 sq. ft. to 97,000 sq. ft., or about 24 percent. No development on the Phase 1A/2290 Geary Boulevard site and decreased floor area of the Phase 1C/2295 Geary Boulevard building would result in less intensification of the medical uses on the Geary Campus.

Under this alternative, Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

As with the proposed project, upon completion of this alternative, the entire block bound by Geary Boulevard, St. Joseph's Avenue, O'Farrell Street and Divisadero Street would be developed for medical uses. As with the proposed project, the medical use on the south side of O'Farrell Street would be eliminated and replaced with residential use similar to the predominant land use to the south and west. Under this alternative, development of medical uses on the north side of Geary Boulevard would not occur; the French Campus would be fully redeveloped for outpatient services.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would not be constructed. The urban design and visual quality of the Phase 1A/2290 Geary Boulevard site would remain unchanged as discussed in the No Build Variant of the No Project Alternative.

A new 250,000-sq.-ft. building would be constructed at the French Campus as Phase 1A. The recently renovated 4141 Geary Boulevard building at the French Campus would continue to be used for outpatient services. All other buildings on the French Campus except the Anza Building, Linen Building and Old Central Plant Building would be demolished and replaced by a 250,000-sq.-ft. outpatient building or buildings.

The 4141 Geary Boulevard building, the Pasteur building, and the Acute Hospital building are the largest buildings on the site and cover over 50 percent of the site. The renovated 4141 Geary Boulevard building, a five-story, 75,000-sq.-ft. concrete building completed in 1971 fronts on Geary Boulevard and has a curtain wall facade. The building would be retained.

The Pasteur building, a five-story, 47,400-sq.-ft. International School Style building, was completed in 1970. The Acute Hospital is a four-story, 116,800- sq.-ft. building completed in

1963, with the west wing of the hospital added in 1964. These two buildings are of similar International School design. These buildings would be demolished.

The other buildings on the extreme southern portion of the French Campus were constructed during the Campus' original development period (1892 to 1930) (see Figure VII.F.3, p. 651, for photos of the buildings). The buildings have red-brick facades with classical detailing. The Anza Building located at the northeast corner of Anza Street and Sixth Avenue, was the original School of Nursing of the French Hospital. The Linen Building at the northwest corner of Anza Street and Fifth Avenue was recently renovated as the new Central Plant for the French Campus. The renovation and addition to the Linen Building was reviewed and approved by the Landmark Preservation Advisory Board of the City. The Old Central Plant building was damaged during the Loma Prieta earthquake. These buildings would retained.

Under this alternative, the Phase 1A building would have a floor area of 250,000 sq. ft. The height of the new building would be about the same height as the existing Pasteur building. The Phase 1A building under this alternative would be visible from all directions. Given the development area available, the building mass could have a layout similar to existing development with additional development over the existing surface parking lot. Development would increase the amount of occupied floor area by 110 percent. This would intensify institutional medical use in a mixed residential neighborhood. The new development would be visible from all four directions. This would change the low-density surface parking lot, suburban campus environment to one of high-density, urban, institutional medical use.

Under this alternative Phase 1B/2139 O'Farrell Street would be the same as under the proposed project. Under this alternative, the floor area of the Phase 1C/2295 Geary Boulevard building would be reduced by about 10 percent. As with the proposed project, this would result in an intensification of the existing medical use . Reduction of 35,000 sq. ft. from the Phase 1C/2295 Geary Boulevard building under the proposed project could result in height reduction of some of the upper floor elements, depending on the design (almost one full story). The effect of the building on urban design and visual quality would be similar to those under the proposed project.

Year 2010

Under this alternative the floor area of the Phase 2A/1455 Divisadero Street building would be reduced by about 24 percent. The height of the building could also be reduced by two floors, depending on design. Reduction in the height from the proposed six stories to four stories would be more consistent with the height of the buildings to the east, south and north and would provide transition from the taller Phase 1C/2295 Geary Boulevard building to the west.

Under this alternative, Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the proposed project.

ARCHITECTURAL RESOURCES

Year 2000

Under this alternative, the existing buildings on the Phase 1A/2290 Geary Boulevard site would not be demolished. The potential effects associated with the demolition of buildings that may be considered to have some historic importance because of their age would be avoided. As with the proposed project, there would be no effect on architectural resources in the Geary Campus vicinity related to the construction of the other Phase 1 buildings in this alternative.

This alternative would demolish the Pasteur Building and the Acute Hospital at the French Campus; neither building is considered architecturally significant. Development of 65-foot-high Phase 1A building at the French Campus would not directly affect the National Register-listed buildings on the southern end of the block. The Phase 1A building would be separated from the listed buildings by open space or parking. The new building would change the context of the French Campus, and would replace the Pasteur Building and the Acute Hospital with a structure taller than the two- to four-story National Register buildings. The new building could be

designed with materials and details intended to relate to those of the older structures. The effect of this alternative on the architectural resources on the French Campus block would depend on the design.

The renovated building at 4141 Geary Boulevard at the French Campus would allow up to 75,000 sq. ft. for outpatient services. All other buildings on the French Campus, excluding the Anza Building, the Old Central Plant Building, and the Linen Building, would be demolished and replaced by a 250,000-sq.-ft. outpatient building. Neither the 4141 Geary Boulevard building, or the Pasteur building fronting on Sixth Avenue, or the Acute Hospital building, located toward the southern portion of the French Campus site are considered to be architecturally significant.

The buildings on the southern portion of the French Campus are the only extant buildings constructed during the Campus' original development period (1892 to 1930). In the Inner Richmond Survey, conducted by the Foundation for San Francisco's Architectural Heritage, each of the buildings at 499 Fifth Avenue (the Linen Building) and 490 Sixth Avenue (the Anza Building) received ratings of "B" on a scale of "A" to "D", with buildings rated "A" being of the "highest importance" based on architectural, historical, and environmental criteria. Buildings rated "B" are considered to be of "major importance" for their overall qualities.[1] The building at 1420 Anza Street (the Old Central Plant Building), also on the southern end of the French Campus site, was given a "C+" rating in the Inner Richmond Survey. Buildings rated "C+" are those which "help establish the distinctive architectural, historic, and environmental character of a neighborhood or district," but lack overall distinction individually. All three of these buildings are on the National Register of Historic Places. These buildings would be retained under this alternative.

Some buildings facing the French Campus site were included in architectural surveys. The Richmond District police station at 451 Sixth Avenue was given a "B" rating in the Inner Richmond Survey, and a summary rating of "1" on the Department of City Planning's 1976 Survey. The residential building at 485-487 Sixth Avenue received a "C+" rating in the Inner

Richmond Survey, and a summary rating of "2" on the 1976 Survey. The residential buildings at 418-422 Fifth Avenue and at 424-426 Fifth Avenue each received "B" ratings in the Inner Richmond Survey.

Year 2010

As with the proposed project, under Phase 2 there would be no effect on architectural resources on the Geary Campus or in the vicinity.

Mitigation

Building design measures may be warranted to reduce or eliminate potential impacts on the setting of National Register properties on this block. Additional analysis and further development of a building design would be needed to determine whether such measures would be appropriate.

CULTURAL RESOURCES

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at this site. Excavation conditions for the rest of Phase 1 and Phase 2 on the Geary Campus would be as described for the proposed project.

As part of Phase 1, demolition and excavation would occur at the French Campus. Potential impacts related to possible disturbance of subsurface cultural resources would be similar to those described for the proposed project.

Mitigation

Mitigation measures for the proposed project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative, with the addition that they also would apply to the French Campus, as appropriate.

SHADOWS

Year 2000

The Phase 1A/2290 Geary Boulevard building would not be built under this alternative and there would be no new shadow effects on the surrounding area or on the public library and parking lot at Hamilton Recreation Center from that site. The Phase 1B/2139 O'Farrell Street building would be developed similarly to the proposed project, and new shadow effects from the structure would be similar to those of the proposed project (see IV.E. Shadows and Wind, pp. 301 - 315). Phase 1C/2295 Geary Boulevard would be slightly reduced in size, and could be designed to eliminate new shadows cast by this alternative.

This alternative would include a 250,000-sq.-ft. outpatient services facility at the French Campus, located at Geary Boulevard and Sixth Avenue. The new outpatient services building would add new shadows onto streets and sidewalks in the vicinity, and possibly onto Arguello Park about one block west of the site. Arguello Park is a playground on the west side of the Richmond District Police Station, on Seventh Avenue between Geary Boulevard and Anza Street, and is the property of the San Francisco Police Department. This park is not under the jurisdiction of the Recreation and Park Commission. Consequently, any shading of Arguello Park would not be subject to the requirements of Section 295 of the City Planning Code.

Under this alternative, the 4141 Geary Boulevard buildingand the three structures listed on the National Register of Historic Places would be retained. The specific configuration of the new outpatient services building is uncertain because no plans have been developed for this alternative. Consequently, the resulting new shadow effects cannot be determined. It is anticipated, however, that adjacent street and sidewalk areas would experience new shading from the outpatient services facility.

Year 2010

The Phase 2A/1455 Divisadero Street building would be smaller than for the proposed project. The smaller structure would create new shadow effects similar to, or less than, those of the project. Phase 2B/New 350 St. Joseph's Avenue would be built as for the project and the resulting new shadow effects would be the same as those of the project (see IV.E. Shadows and Wind, pp. 315 - 330).

WIND

Year 2000 and Year 2010

In this alternative, no alterations would occur at the Eden Property. All potential wind impacts associated with Phase 1A/2290 Geary Boulevard would be avoided. Wind impacts on the south side of Geary Boulevard in this alternative would be similar to those for the proposed project.

New construction on the French Campus would not front on Geary Boulevard, and probably would have no effects on wind conditions along Geary Boulevard. Wind conditions in the vicinity of the new structure probably would be different from existing conditions, depending on building design and set-backs. It would be necessary to examine the design for the new structure before making a decision regarding wind analysis.

Mitigation

Improvement measures related to wind included for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to the Geary Campus under this alternative. These measures also could apply to the French Campus, as appropriate.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would increase Kaiser employees by 83, as would the proposed project at the end of Phase 1. Citywide employment would increase from the existing 1,922 employees (year 1995) to 2,005 Kaiser employees. This alternative's construction employment would be about the same as that of the project's annual average of 150 full-time jobs per year. Table VII.2, pp. 513 - 515, Alternatives Introduction, presents employment and space estimates.

Geary Campus

Phase 1 of this alternative would reduce Geary Campus employment capacity by 51 percent. This alternative would eliminate the proposed project's capacity to employ 531 employees at Phase 1A/2290 Geary Boulevard. Enterprises and the employment of 58 persons other than Kaiser would continue on the Eden Property site. Kaiser would not maintain its uses at the Eden

Property that currently house 34 employees. Kaiser's vacated capacity could be reused by enterprises other than Kaiser; this would lead to a total of 92 employees on the site in enterprises other than Kaiser in comparison to the project's 531 Kaiser employees. Phase 1B/2139 O'Farrell Street, would be the same as the project. Phase 1C/2295 Geary Boulevard, would be smaller and would accommodate 20 percent fewer employees, 663 instead of 824 as under the project.

French Campus

To maintain employment and medical services capacity equivalent to that of the project under this alternative, Kaiser would renovate and redevelop the French Campus. Kaiser would renovate the 4141 Geary Boulevard building for 179 employees. It would demolish and redevelop the rest of the French Campus , excluding the National Register buildings, with a new building for 513 employees. Both the renovation and the new construction would mean temporary relocation of the existing 54 employees at 4141 Geary and 206 employees in offsite leased spaces. Leasing of additional space would intensify medical uses near the French Campus vicinity. Once these leased spaces are vacated by Kaiser at the end of Phase 1 of this alternative, they would be likely reoccupied by health professionals, thereby continuing the trend of conversion of residential or commercial space for medical use.

Year 2010

This alternative would add 318 jobs in comparison to the 296 that the proposed project would add in Phase 2. At the end of Phase 2 this alternative would employ the same number of employees as the project would (2,301), but they would be split between the Geary Campus and the French Campus. Because this alternative permanently reduces employment capacity at the Geary Campus by 692 employees, Kaiser would be required to redevelop the French Campus

and would not be able to consolidate operations and employment at the Geary Campus. This alternative would create a similar amount of construction employment as the project's annual average of 47 full-time jobs over the ten-year period from year 2000 to 2010.

Housing and Population

Year 2000

This alternative would not demolish the existing eight residential units at the Eden Property, and the tenants would not need be displaced. This alternative would demolish the 21 residential apartment units at 1401-17 Divisadero Street, thereby triggering the relocation assistance provisions of California State Redevelopment Law. Kaiser would construct a replacement structure at Phase 1B/2139 O'Farrell Street. As with the proposed project, Phase 1C/2295 Geary Boulevard of this alternative would not be subject to the City's OAHPP requirements. This alternative would increase citywide employment and demand for housing the by the same magnitude as the project: approximately 80 employees and 15 new housing units.

Year 2010

This alternative would have similar housing, population, and housing demand effects as the proposed project. This alternative would not demolish or construct housing, and therefore would not displace or increase residential population. This alternative would have the same effect on citywide housing demand as the project. This alternative's total effect on housing demand would be similar to the project: an increase of 297 employees citywide creating an additional demand for 54 new housing units.

TRANSPORTATION AND CIRCULATION

Geary Campus

Year 2000

Compared to Phase 1 of the proposed project, there would be a decrease of approximately 460 PM peak hour vehicle trips at the Geary Campus in Phase 1 of this alternative (i.e., a net decrease of 340 PM peak hour vehicle trips from Phase 1A/2290 Geary Boulevard and a decrease of 120 PM peak hour vehicle trips from the Phase 1C/2295 Geary Boulevard building). With no development of the Phase 1A site on the north side of Geary Boulevard in Phase 1, as well as with the overall reduction in PM peak hour vehicle trips on the south side of Geary Boulevard, this alternative would result in decreases in vehicle delay at the study intersections and increases in travel speeds along the analysis arterial segments, compared to the Geary Campus in Phase 1 of the proposed project. This alternative would generate a lower parking demand and fewer transit trips with less associated impacts compared to the project. Also, there would not be any additional pedestrian trips generated by the intersection between the north and south sides of Geary Boulevard since there would be no development of the Phase 1A site. Therefore, no additional pedestrian impacts would occur as a result of pedestrians crossing Geary Boulevard at Divisadero Street and St. Joseph's Avenue.

Year 2010

Compared to the proposed project, there would be a net decrease of approximately 450 PM peak hour vehicle trips at the Geary Campus under Phase 1 and Phase 2 (i.e., a net decrease of 340 PM peak hour vehicle trips at Phase 1A/2290 Geary Boulevard, a decrease of 120 PM peak hour vehicle trips at Phase 1C/2295 Geary Boulevard, and an increase of 20 PM peak hour vehicle trips at Phase 2A/1455 Divisadero Street). Similar to Phase 1, this decrease in PM peak hour vehicle trips would result in decreases in vehicle delay at the study intersections and increases in

travel speeds along the analysis arterials compared to the Phase 1 and Phase 2 of the project. Therefore, no additional traffic impacts would result compared to Phase 1 and Phase 2 of the project. Parking and transit impacts would be less due to lower parking demand and fewer transit trips under this alternative.

French Campus

Year 2000

Compared to the proposed project, the Dual Campus Alternative would result in a net increase of approximately 270 PM peak hour vehicle trips at the French Campus in Phase 1. The additional 270 PM peak hour vehicle trips would cause overall increases in vehicle delays at the study intersections within the local area. However, the increases are not significant since all study intersections would still operate at acceptable service levels (i.e., LOS A and LOS B). The net increase of 387 employees at the French Campus would result in an unmet parking demand for approximately 40 net new parking spaces in Phase 1. However, the existing parking supply at the French Campus is currently under-utilized.[2] Therefore, the net new unmet parking demand could be met within the existing parking available. Development of an additional 500 above- and below-ground parking spaces at the French Campus would require an on-site storage length of approximately 40 ft. at a Fifth Avenue entrance in order to avoid queuing impacts during the peak hour.

Year 2010

There would be no further changes or associated impacts to the French Campus in Phase 2. Cumulative Phase 1 and Phase 2 impacts would be similar to Phase 1 of this alternative.

Mitigation

The improvement measure for the proposed project related to providing an appropriate on-site storage length would apply at the Fifth Avenue entrance to the French Campus parking garage proposed under this alternative, where a 40-ft. storage length would be required (see V.D. Transportation and Circulation, pp. 491 - 493). This alternative would have similar improvement measures related to construction activities and general trip reduction as would the proposed project.

NOISE

Year 2000

Geary Campus

Noise would be produced during demolition, excavation and construction affecting residential use adjacent to both the Geary and French campuses. The noise at both campuses would be disruptive and would have to be mitigated. As shown on Figure IX.N.3, p. A.137 of Appendix N. Alternatives, the change in traffic noise in the Geary Campus vicinity under this alternative would not cause the annoyance threshold to be exceeded.

French Campus

The Kaiser French Campus is surrounded on three sides (east, south and north) by predominantly residential uses; commercial uses predominate, with some second-story residential uses, along Geary Boulevard to the north. All adjacent residential uses currently are exposed to noise levels higher than those considered ideal under federal, state and local criteria. Vehicular traffic, particularly on the major adjacent streets (Geary Boulevard, Anza Street, and Fifth and

Sixth Avenues), exerts the dominant influence on the Kaiser French Campus noise environment. Noise exposure is most severe along Geary Boulevard, where noise levels are in the low 70s dBA L_{dn} (an "unacceptable" level for residential uses under federal and state criteria) at typical building setbacks. Noise along the Anza Street and the Fifth and Sixth Avenue frontages are lower, ranging from the low- to mid-60s dBA L_{dn} (a "conditionally acceptable" level for residential uses under federal, state and local criteria).[3]

As shown on Figure IX.N.3, p. A.145 of Appendix N. Alternatives, noise from this alternative's traffic would exceed the annoyance threshold at the residences fronting Fifth Avenue in the vicinity of the French Campus in the year 2000 because traffic from the parking garage would more than double here.

Year 2010

Noise would be produced during demolition, excavation and construction of Phase 2 buildings at the Geary Campus. Such noise would affect sensitive receptors at the same locations as those for the proposed project, but the new building proposed for Phase 2A/1455 Divisadero Street would be smaller. This would shorten the exposure period during construction, but the remaining noise would be disruptive and would have to be mitigated.

As shown on Figure IX.N.3, p. A.145, noise from this alternative's traffic would exceed the annoyance threshold at the residences fronting Geary Boulevard between Lyon and Broderick Streets in the Geary Campus vicinity, and at the residences fronting Fifth Avenue in the French Campus vicinity in the year 2010. Elimination of Phase 1A at 2290 Geary under this alternative would remove vehicle noise, thereby eliminating noise impacts on 1450 Divisadero Street.

Mitigation

The same construction-phase mitigation measures would apply to this alternative as would apply to the project (see V.E. Noise, pp. 494 - 495).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition and construction. Construction activities that would have occurred at the Phase 1A/2290 Geary Boulevard site under the project would occur instead at the French Campus. This alternative would reduce the total amount of PM_{10} emitted under the project in the vicinity of the Geary Campus, but increase PM_{10} emissions in the vicinity of the French Campus. As with the proposed project, the resultant construction PM_{10} emissions would have to be mitigated as recommended by the BAAQMD. As shown on Figures IX.N.5 and IX.N.6, pp. A.147 - A.148, no existing or Year 2000 violations of the CO standard are anticipated in the French Campus vicinity.

At all Geary Campus receptor locations, this alternative's CO concentrations would be within 0.1 ppm of those calculated for the project.

The total Dual Campus operational emission changes in the year 2000 (relative to 1995 emissions) and the emission increments for this alternative are shown on Figure IX.N.4, p. A.146, of Appendix N. Alternatives. Total ROG emissions are expected to decline by 19 percent and this alternative's emissions increment would be 18 lb/day. The total NO_x emissions are expected to decrease by 1 percent and this alternative's emissions increment would be 23 lb/day. The total operational PM_{10} emissions are expected to increase by 16 percent and this alternative's emissions increment would be 16 lb/day. None of this alternative's emissions increments would exceed the 80 lb/day BAAQMD threshold.

Year 2010

PM_{10} emissions would be produced during demolition and construction. Such activities would occur at the same Phase 2 locations as those for the proposed project, but the new building proposed for Phase 2A/1455 Divisadero Street would be smaller. This would lessen the total amount of PM_{10} emitted and shorten the emission period. As with the proposed project, the remaining construction PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

As shown on Figures IX.N.5 and IX.N.6, pp. A.147 - A.148, in Appendix N. Alternatives, no existing or year 2010 violations of the CO standard are anticipated in the French Campus vicinity. At all Geary Campus receptor locations, this alternative's CO concentrations would be within 0.1 ppm of those calculated for the proposed project.

The total Dual Campus emission changes in the year 2010 (relative to 1995 emissions) and the emission increments for this alternative are shown on Figure IX.N.4, p. A.146, of Appendix N. Alternatives. Total ROG emissions are expected to decline by 43 percent and this alternative's emissions increment would be 22 lb/day. The total NO_x emissions are expected to increase by 1 percent and this alternative's emissions increment would be 50 lb/day. The total PM_{10} emissions are expected to increase by 47 percent and this alternative's emissions increment would be 45 lb/day. None of this alternative's emissions increments would exceed the 80 lb/day BAAQMD threshold.

Mitigation

The same construction-related air quality mitigation measures would apply to this alternative as would apply to the project. See V.F. Air Quality, p. 495.

HAZARDOUS MATERIALS

Year 2000

Under this alternative, in Phase 1 at Geary Campus, the floor area would be 44 percent less than the project. Outpatient services at French Campus would continue and would be expanded under this alternative. The employment data indicate that the number of employees, including Geary Campus and French Campus, under this alternative would remain equal to the employment at the Phase 1 buildings of the proposed project. The increase in patient visits is assumed to be the same as for the proposed project.

Hazardous Materials

Geary Campus

The increase in use of hazardous chemicals by the year 2000 under this alternative at Geary Campus, excluding the hospital, is presented in Table IX.N.11, p. A.149, of Appendix N. Alternatives. This increase is less than half of the estimated increase under the proposed project. The increase in use of biohazardous materials at the Geary Campus would be less compared to the project because outpatient services from French Campus would not be relocated. Potential for exposure caused by the increased use of hazardous chemicals would be similar to the project. Potential effects on public health and the environment caused by potential exposure at the Geary Campus would be expected to be less compared to the project. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

French Campus

Kaiser would continue and expand its outpatient services at the French Campus under this alternative. There would be a 10 percent increase in patient visits to all Kaiser locations by the year 2000. Total use of hazardous materials at French Campus, as shown in Table IX.N.2, p. A.136, of Appendix N. Alternatives, indicates the increase in use of hazardous materials at French Campus by the year 2000, compared to the proposed project. Use of hazardous materials at the French Campus would be eliminated by the year 2000 under the project. The use of hazardous materials would not be eliminated at French Campus under this alternative. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at French Campus. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

Combined use of hazardous materials at the Geary Campus and French Campus would have approximately the same impacts as the project.

Hazardous Waste

Geary Campus

The increase in use of hazardous materials would result in increased generation of hazardous wastes. The estimated increase in the generation of hazardous chemical waste at the Geary Campus, excluding the hospital, under this alternative is presented in Table IX.N.12, p. A.15, of Appendix N. Alternatives. The increase for all categories of hazardous chemical waste under this alternative is approximately 10 percent while the increase under the proposed project ranges from 10 percent for other waste to 123 percent for flammable waste (see Table IV.J.2, p. 412, of IV.J. Hazardous Materials). There would be an increase of approximately 4,450 pounds of medical waste per month at the Geary Campus, excluding the hospital, under this alternative.

This increase is 50 percent less than the project. Potential for exposure caused by increased generation of hazardous wastes would be similar to the project. Potential effects on public health and the environment caused by potential exposure would be expected to be less compared to the project. Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous waste.

French Campus

The estimated increase in the generation of hazardous waste under this alternative is presented in Table IX.N.4, p. A.138, of Appendix N. Alternatives. Total quantities generated in year 2000 indicate the increase in generation of hazardous waste at the French Campus over the proposed project. Generation of hazardous waste would be eliminated by the year 2000 under the project; there would be an increase of approximately 4,510 pounds of medical waste per month at the French Campus under this alternative. Potential effects on public health and safety caused by potential exposure would not be eliminated at French Campus.

Combined generation of hazardous waste at the Geary Campus and French Campus would have approximately the same impacts as the project.

Year 2010

In Phase 2 under this alternative, the floor area of Phase 2A/1455 Divisadero Street and 2B/New 350 St. Joseph's Avenue would be 14 percent less than the proposed project. The employment data indicate that the reduced floor area would accommodate an increase in patient visits by the year 2010, similar to the project. Outpatient services would continue at French Campus.

Hazardous Materials

Geary Campus

The increase in use of hazardous materials at the Geary Campus, excluding the hospital, is presented in Table IX.N.11, p. A.149, of Appendix N. Alternatives, is at least 55 percent less than the estimated increase under the project. The increase in use of hazardous materials would be less compared to the project because outpatient services from French Campus would not be relocated. Potential for exposure caused by the increased use of hazardous materials would be similar to the project. Potential effects on public health and the environment caused by potential exposure at the Geary Campus would be expected to be less, compared to the project. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

French Campus

Kaiser would continue outpatient services at the French Campus under this alternative. There would be an increase in patient visits to all Kaiser locations by the year 2010 similar to the proposed project. Total use of hazardous materials at French Campus in year 2010, as shown in Table IX.N.2, p. A.136, of Appendix N. Alternatives, indicates the increase in use of hazardous materials at the French Campus by the year 2010, compared to the project. There would be no use of hazardous materials in Phase 2 under the project; the use of hazardous materials would not be eliminated at French Campus under this alternative. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at French Campus. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials.

Combined use of hazardous materials at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Hazardous Waste

Geary Campus

The increase in use of hazardous materials would result in increased generation of hazardous wastes. The estimated increase in the generation of hazardous chemical waste at the Geary Campus, excluding the hospital, under this alternative is presented in Table IX.N.12, p. A.150, of Appendix N. Alternatives. The increase for all categories of hazardous chemical waste under this alternative is approximately 27 percent while the increase under the proposed project ranges from 27 percent for other waste to 158 percent for flammable waste (see Table IV.J.2, p. 419 in IV.J. Hazardous Materials). There would be an increase of approximately 11,500 pounds of medical waste per month at the Geary Campus under this alternative. This increase is 31 percent less than the project. Potential for exposure caused by increased generation of hazardous wastes would be similar to the project. Potential effects on public health and the environment caused by potential exposure would be expected to be less compared to the project. Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous waste.

French Campus

The estimated increase in the generation of hazardous chemical waste under this alternative is presented in Table IX.N.4, p. A.138, of Appendix N. Alternatives. Total quantities generated in year 2010 indicate the increase in generation of hazardous chemical waste at the French Campus over the proposed project. There would be no generation of hazardous chemical waste in Phase 2 under the proposed project; there would be an increase of approximately 5,180 pounds of

medical waste per month at the French Campus under this alternative. Potential effects on public health and safety caused by potential exposure would not be eliminated at French Campus. Kaiser health and safety policies and procedures would address health and safety issues caused by generation of hazardous waste.

Combined generation of hazardous waste at the Geary Campus and French Campus would have approximately the same impacts as the proposed project.

Mitigation

The same improvement measures would apply to this alternative as would apply to the proposed project (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Fire and Police Protection

Because total square footage of development between the French Campus and Geary Campus would be the same as the proposed project, demand on fire protection services would be similar to those described for the project. As for the Phase 1A/2290 Geary Boulevard site, the Richmond District of the San Francisco Police Department would serve the French Campus. Fire protection services for the French Campus would be provided by either Station 10 (which also serves the Geary Campus), or Station 31, located at 441 12th Avenue.[4] Demand on police protection services also would be similar. The services required by the French Campus of the Police Department's Richmond District would replace the services required by the Phase 1A/2290 Geary Boulevard building. Demand on police protection services would be potentially

less than under the proposed project because the French Campus is located in an area that has a lower crime rate.

Solid Waste

At the Geary Campus, the amount of solid waste generated under the Dual Campus Alternative would be about 1,170 tons per year, or about 510 tons per year less than the 1,680 tons per year generated under the proposed project. (See Table IX.N.13, p. A.151 of Appendix N. Alternatives.) At the French Campus, solid waste generation would increase. Under the project, the French Campus would be vacated and no solid waste would be generated. Under the Dual Campus Alternative, the French Campus would generate about 900 tons. Thus, the combined amount of solid waste generated under the Dual Campus Alternative would be 390 tons per year more than under the proposed project. Assuming 51 percent diversion by recycling, the Dual Campus Alternative would export an additional 190 tons per year more than the project, and would not substantially reduce landfill capacity.

Water Supply

The Geary Campus would require less water under the Dual Campus Alternative than under the proposed project. Water demand would be about 0.040 million gallons per day (mgd) for the Geary Campus under the Dual Campus Alternative, or 0.027 mgd less than the water demand of 0.067 mgd under the project. The French Campus would generate no water demand under the project because all space would be vacated. Under the Dual Campus Alternative, the expanded French Campus would generate a water demand of about 0.039 mgd. Thus, the combined water demand of the Geary Campus and French Campus under the Dual Campus Alternative would be about 0.079 mgd, which is about the same as the water demand of 0.067 mgd under the project. (See Table IX.N.14, p. A.152 in Appendix N. Alternatives.) The increased amount of 0.012 mgd is equivalent to 12,000 gallons per day, which could serve several small buildings.

The San Francisco Water Department indicated that it would be able to provide the amount of water demanded by the proposed project, and it is expected that 12,000 gallons per day more would not affect the department's ability to provide water.

Water Supply Infrastructure

Water supply infrastructure is adequate to serve the proposed project at the Geary Campus and would be adequate to serve the Geary Campus' lower water demand under the Dual Campus Alternative. Most water demand at the French Campus would be from the 250,000-sq.-ft. building. Because water supply infrastructure currently exists to serve the French Campus, and demand would be similar to Phase 1A/2290 Geary Boulevard under the proposed project, water supply infrastructure would be adequate to serve the French Campus.

Wastewater Treatment Capacity

As assumed for the proposed project, the Dual Campus Alternative would generate 95 percent of water consumed as wastewater. Thus, the Geary Campus would generate 0.038 mgd of wastewater under this alternative, which is 0.026 mgd less than that generated under the project. The Southeast Water Pollution Control Plant has the capacity to treat the wastewater generated by the Geary Campus under the project. The alternative would generate less wastewater and would have less impact on wastewater treatment capacity than would the project.

Wastewater generated at the French Campus would be treated at the Oceanside Water Pollution Control Plant because the French Campus is located in a drainage area different from the one in which the Geary Campus is located. The amount generated under the Dual Campus Alternative would be about 0.037 mgd (5 percent less than water demand of 0.039 mgd), which would have a negligible effect on wastewater treatment capacity.

Broderick Utility Corridor

The reduction in floor area of Phase 1C/2295 Geary Boulevard under this alternative would not change the effects of the project on the Broderick Utility Corridor. The utility lines would need to be supported during excavation and construction of the underground garage, and maintenance access to the utility corridor would remain unobstructed.

Year 2010

Fire and Police Protection

Under the Dual Campus Alternative, demand for fire and police protection would be the same as that for the proposed project. The same police and fire stations serving the Geary Campus and French Campus under year 2000 conditions would serve the Geary Campus and French Campus under year 2010 conditions. The Geary Campus would be entirely within the service area of the Park District of the Police Department. The same fire stations serving the Geary Campus under the proposed project would serve the Geary Campus under this alternative. The French Campus would be served by the Richmond District of the Police Department, and fire protection would be provided by Stations 10 and 31.

Solid Waste

In the year 2010, the Geary Campus would generate about 1,620 tons per year of solid waste, which would be 590 tons per year less than the 2,210 tons per year estimated for the proposed project. The French Campus would not generate any additional solid waste beyond year 2000 levels in the year 2010. The combined net increase of 310 tons per year of solid waste would be generated under the alternative compared to the project. The increase is due primarily to Phase 1A having more outpatient services space available at the French Campus under this alternative

than under the proposed project at the Geary Campus. An assumed diversion rate of 51 percent (in accordance with AB 939 municipal recycling requirements) would reduce the amount sent for landfill disposal, and would have a net result of about 150 more tons per year for landfill disposal under this alternative than the project (see Table IX.N.13, p. A.151, in Appendix N. Alternatives for calculations). As with the project, the Altamont Landfill would have the capacity for this amount of solid waste.

Water Supply

In the year 2010, the Geary Campus would have a water demand of 0.054 mgd, which is 0.03 mgd less than the 0.084 mgd that would be needed in year 2010 to serve the proposed project (see Table IX.N.14, p. A.152, Appendix N. Alternatives for these calculations). The French Campus would not generate additional water demand beyond that for year 2000. The combined water demand for both campuses under this alternative would be 0.091 mgd, about the same as the 0.084 mgd water demand of the proposed project. The San Francisco Water Department indicated that it would be able to provide the amount of water demanded by the proposed project. Therefore, it is expected that the department would be able to adequately provide water for this alternative.

Water Supply Infrastructure

As with year 2000 conditions, water supply infrastructure would be adequate to serve the Dual Campus Alternative in year 2010. No new infrastructure would be required to serve either the French or Geary Campus under this alternative as with the proposed project.

Wastewater Treatment Capacity

As assumed for the proposed project, the Dual Campus Alternative would generate 95 percent of water consumed as wastewater. The French Campus would not generate additional wastewater beyond that in year 2000. The Geary Campus would generate 0.051 mgd of wastewater under Phase 2 of this alternative. A combined 0.086 mgd of wastewater would be discharged under Phase 1 and Phase 2 in the year 2010. This amount is about the same as the amount of 0.08 mgd that would be discharged under the project. The wastewater generated under this alternative would be about 0.1 percent of the Southeast Water Pollution Control Plant's average dry weather flow of 85 mgd. The Southeast Water Pollution Control Plant has the capacity to treat the additional wastewater generated by the project and would be able to treat the wastewater generated by the Dual Campus Alternative.

Mitigation

Improvement measures for the Dual Campus Alternative would be the same as for the proposed project. (See V.H. Utilities and Community Services, pp. 497 - 498.)

ENERGY

Year 2000

The Dual Campus Alternative would consume about the same amount of energy as the proposed project. The Geary Campus would consume about 37 BBtu of energy, and the French Campus would consume about 30 BBtu of energy. Together, the Geary Campus and French Campus would consume about 67 BBtu under the Dual Campus Alternative, which is about 5 BBtu (with rounding error) more than the proposed project consumption of 61 BBtu (see Table IX.N.15, p. A.153, in Appendix N. Alternatives). Energy used in construction, including materials and

transportation (fuel use) would consume about 780 BBtu for construction of the Geary Campus, and 270 BBtu for construction of the French Campus, or a combined total of 1,050 BBtu. This would be 430 BBtu less than the 1,480 BBtu needed under the proposed project (see Table IX.N.16 to Table IX.N.18, pp. A.154 - A.156, in the Appendix N. Alternatives). This is equivalent to a savings of about 74,140 barrels of crude oil. PG&E and Enron Corporation would be able to supply Kaiser with electricity and natural gas; the decrease in energy needs under this alternative would not change this ability.

The French Campus may need new transformers for the new 250,000-sq.-ft. outpatient services building; otherwise, all electrical and natural gas infrastructure is adequate. Other buildings at French Campus would be renovated under this alternative and are already adequately powered and supplied.

Title 24 compliance under the Dual Campus Alternative would not differ from that required of the proposed project. All new construction would be required to meet certain energy-conserving design requirements.

Year 2010

Even though reduction of development on the Geary Campus would reduce the amount of energy expended, this reduction would be offset with additional energy requirements created by the replacement of the Phase 1A/2290 Geary Boulevard building with new development at the French Campus, renovation of the French Campus, and keeping the Eden Property. The Geary Campus would consume about 55 BBtu of energy, and the French Campus consumption would be the same as in year 2000 with no increase. The total amount consumed in Phase 2 by both campuses would be about 84 BBtu, which is about 3 BBtu (with rounding error) more than the 82 BBtu consumed by the proposed project. Thus, energy use in the year 2010 under the Dual Campus Alternative is about the same as the year 2010 energy use under the project (see Table IX.N.15, p. A.155, in the Appendix N. Alternatives). Construction energy use (Phase 1

and Phase 2 combined) in the year 2010 would total about 1,220 BBtu for the Geary Campus and 270 BBtu for the French Campus. Construction energy for both campuses would be 1,490 BBtu, which would be about 510 BBtu less than the project's construction energy use of about 2,000 Btu (see Table IX.N.16 to Table IX.N.18, pp. A.154 - A.156, in Appendix N. Alternatives). The difference of 510 BBtu is equivalent to about 87,930 barrels of crude oil. PG&E and Enron Corporation would be able to supply electricity and natural gas needed by the Dual Campus Alternative, and no new infrastructure would be needed. Title 24 compliance under the Dual Campus Alternative for Phase 2 would be similar to those discussed above for Phase 1.

Mitigation

Improvement measures for the Dual Campus Alternative would be the same as for the proposed project. (See V.I. Energy, p. 499.)

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees for the Geary Campus and for the French Campus would be the same as for the proposed project. The French Campus, similar to the Geary Campus, contains street trees.

SOILS AND GEOLOGY

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts of dewatering, shoring, ground settlement, and disposal of

excavation spoils would be avoided for this site. Soils, geologic and excavation conditions for the rest of Phase 1 and Phase 2 on the Geary Campus would be as described for the proposed project.

As part of Phase 1, renovation, demolition, excavation and construction would occur at the French Campus. The French Campus is underlain by about 150 ft. of dune sand and Colma formation sediments (mostly silty or clayey sand), similar to the deposits at the Geary Campus. The sand is dry for at least two parking levels (about 20 ft.) below the ground surface. If excavation extended below these levels, it could encounter the groundwater table. Potential impacts related to shoring, ground settlement, disposal of excavation spoils, and dewatering (if the groundwater table were intersected during the excavation for foundations and subsurface parking) would be similar to those described for the project.

Mitigation

Mitigation and improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the addition that they also would apply to the French Campus, as needed.

SEISMICITY

Year 2000 and Year 2010

In this alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed; the existing buildings do not meet today's seismic safety requirements, and probably would not be upgraded, thereby continuing to expose the tenants to potential risks during a major earthquake. Structural renovation and new construction would occur at the French Campus. Seismic conditions and probabilities would remain unchanged, but, as with the project, seismic hazards

would be reduced because all new structures on the Geary Campus and the French Campus would meet the more-stringent requirements of the current building code and Kaiser's seismic safety standards. Additionally, Kaiser would extend its seismic safety upgrade program to the 4141 Geary Boulevard building at the French Campus. All other demolished buildings on the French Campus would be replaced by a single new structure.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the addition that the measures also would be applied to the upgrading of seismic safety at existing buildings on the French Campus, as appropriate, and to the new construction on the French Campus.

HYDROLOGY AND WATER QUALITY

Year 2000

Under the Dual Campus Alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed. It would be replaced by a new building at the French Campus which could have underground parking. As discussed on p. 684 the site is underlain by dry sand to a depth of at least two sublevels (about 20 ft.). Assuming that excavation for more than two subsurface parking levels would intercept the groundwater table, the effects of this alternative on groundwater would be similar to those of the proposed project, and could include settlement effects caused by dewatering. Hydrology and water quality effects for Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as with the proposed project.

Effects at the French Campus on surface hydrology would be similar to those at the Phase 1A/2290 Geary Boulevard site, but the new construction site at the French Campus under the

Dual Campus Alternative would be situated in the Oceanside drainage area, not the Bayside drainage area. Wastewater and stormwater in this drainage area drain to the Oceanside Water Pollution Control Plant on the west side of the City. This treatment facility does not currently experience problems with controlling overflows. Thus, this alternative would not raise any wastewater and stormwater treatment capacity issues.

Under the Dual Campus Alternative, wastewater discharges from the French Campus would increase to 36,800 gallons per day from the existing wastewater discharge of 20,500 gallons per day. As discussed in IV.K. Utilities and Community Services, p. 431, this is calculated by assuming that wastewater generation is 95 percent of the 38,700-gallon-per-day water demand of the French Campus under this alternative. Please see Table IX.N.14, p. A.152, in the Appendix N. Alternatives for water demand data for this alternative. The French Campus currently discharges wastewater under a Class II permit which requires less frequent reporting. The amount of 36,800 gallons per day would meet the City's criteria of at least 25,000 gallons per day for Significant Industrial Users which are required to have Class I permits. Thus, Kaiser would be required to obtain a Class I wastewater permit for the French Campus under the Dual Campus Alternative by following the City's required notification procedures. All other hydrology and water quality effects in Phase 1 and Phase 2, including disposal of contaminated dewatered groundwater, erosion and sedimentation, groundwater flow, spill contingency, and permit compliance, would be similar to the proposed project.

Year 2010

The effects of construction of Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue under the Dual Campus Alternative would be similar to those of the proposed project.

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

There would be no construction at the Eden Property (Phase 1A/2290 Geary Boulevard site), therefore, under this alternative, construction workers would not be exposed to contaminated soils at this site. The buildings at the site would not be demolished, therefore, there would be no potential for exposure to asbestos, lead and PCBs. The structural contamination in the buildings would remain. Under this alternative, the Pasteur Building, the Acute Hospital Building and the Engineer's Building at the French Campus would be demolished. There would be a potential for exposure to structural contamination if these buildings were contaminated with asbestos, lead or PCBs. Existing structural contamination, if any, at the French Campus would be removed under this alternative. Construction workers could be exposed to contaminated soils during excavation at the French Campus for construction of the new Phase 1 building there, if such contamination exists at the site. The extent of contamination at French Campus has not been assessed. Prior to undertaking any renovation, demolition and construction at the French Campus, structural contamination would be evaluated and remedial plans prepared and implemented by Kaiser.

As with the proposed project, there would be a potential for exposure to structural contamination caused by demolition of buildings and structures at 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street. The potential for exposure caused by structural contamination during Phase 1 under this alternative would be expected to be lower at the Geary Campus, compared to the proposed project. There could be potential for exposure to other contaminants at the French Campus.

Year 2010

As with the proposed project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. 350 St. Joseph's Avenue is known to be contaminated with asbestos.

lead and potentially PCBs. As with the proposed project, there is a potential for exposure to structural contamination at this site.

SUMMARY

The No 2290 Geary -- Dual Campus Alternative would decrease development at the Geary Campus by about 36 percent; although overall development would be about 8,500 sq. ft. less than the project. Phase 1A/2290 Geary Boulevard would not be constructed; the buildings on the Eden Property would remain. As with the No 2290 Geary -- Multiple Locations Alternative, this alternative would develop the square footage of the Phase 1A/2290 Geary Boulevard at an alternate location; in this instance, the French Campus with a 250,000-sq.-ft. building. A pedestrian bridge variant would not be applicable to this alternative. Additional demolition would occur at the French Campus; the Acute Hospital, Pasteur and Engineers' buildings would be demolished while the 4141 Geary Boulevard building and those buildings listed on the National Register would be retained.

Phase 1A would be the development of a 250,000-sq.-ft. building with parking for 500 cars at the French Campus. Phase 1B/2139 O'Farrell Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project; Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street would be smaller, 10 percent and 24 percent respectively.

Phase 1A development at the French Campus would intensify the existing medical use in a predominantly residential and retail neighborhood. Medical center use would be allowable as a conditional use. An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. Phase 1A/2290 Geary Boulevard (260,000 sq. ft.) would not be built and Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street would be

reduced (75,000 sq. ft. between the two sites), thus resulting in much less intensification of medical-related use on the north and south side of Geary Boulevard compared to the proposed project.

Phase 1B/2139 O'Farrell Street and Phase 2B/New 350 St. Joseph's Avenue would have the same visual effects as the project; while the slightly reduced Phase 1C/2295 Geary Boulevard would have similar effects on views as would the project. The reduction in height of Phase 2A/1455 Divisadero Street would be more consistent with the height of buildings to the east, south and north and would provide a transition from the taller Phase 1C/2295 Geary Boulevard building to the west. On the Phase 1A/2290 Geary Boulevard site, the pedestrian character created by the variety of architectural styles and uses would remain. On the northern portion of the French Campus, the 5-story 4141 Geary Boulevard building would be retained; as would the National Register buildings on the southern portion of the site. With the developable area available, the new building could have a layout similar to existing development with additional development over the existing surface parking lot. This would change the low-density surface parking lot, suburban campus environment to one of high-density, urban, institutional medical use. The project's effects on architectural resources would not occur. There would be no effects on architectural resources from development at the French Campus since the Anza, Old Central Plant, and Linen buildings, listed on the National Register of Historic Places, would be retained under this alternative.

All potential disturbance of subsurface cultural resources would be avoided at the Phase 1A/2290 Geary Boulevard site. The likelihood of unearthing deeply buried artifacts or encountering near-surface artifacts at Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as the project, except that this would also apply to the French Campus. Shadow effects would be similar to the project for Phase 1B/2139 O'Farrell Street and Phase 2B/New 350 St. Joseph's Avenue. Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street would have shadow effects similar to or slightly less than the project. No new shadows would be cast by the Phase 1A/2290 Geary Boulevard building onto the surrounding vicinity or

onto Hamilton Recreation Center. Shadow effects from French Campus development would probably shade adjacent street and sidewalk areas, though effects would be dependent on the design of the building. Wind effects would be similar to those of the project, wind effects associated with Phase 1A/2290 Geary Boulevard would not occur. Wind effects from the French Campus site would depend on location and building design, although the building would probably not effect wind conditions on Geary Boulevard.

The same number of Kaiser employees would be added citywide under this alternative as under the project. Geary Campus employment would be 51 percent less than under the project, and employment at the French Campus would be increased by 692 employees under this alternative. Construction employment would be similar to the proposed project. This alternative would create the same demand for housing as the project.

Due to reduced vehicle trips from elimination of Phase 1A/2290 Geary Boulevard and the reductions in Phases 1C/2295 Geary Boulevard and 2A/1455 Divisadero Street, there would be decreases in vehicle delay at the study intersections, increases in travel speeds along the analysis arterial segments, lower parking demand and fewer transit trips with less associated impacts, and the elimination of pedestrian impacts across Geary Boulevard compared to the project. Under the No 2290 Geary -- Dual Campus Alternative, the French Campus would be redeveloped, resulting in overall increases in vehicle delays at the study intersections, though not significant, and a net new parking demand that could be met with existing parking. To avoid queuing impacts at an underground parking garage, an on-site storage length of 40 ft. would be required.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project, except that residential uses at the French Campus would also be affected. The elimination of the Phase 1A/2290 Geary Boulevard site and reduction in Phase 2A/1455 Divisadero Street site would shorten the exposure period, but the noise from demolition, excavation, and construction would still be disruptive and under this alternative would also occur at the French Campus. Phase 1A/2290 Geary Boulevard traffic noise effects would not increase the annoyance level at 1450 Divisadero Street as would the

project. French Campus traffic noise would increase annoyance at the residences fronting Fifth Avenue due to traffic from the parking garage that would double at this location by the end of Phase 1. This alternative would generate levels of ROG, NO_x, and PM_{10} lower than the proposed project at the Geary Campus, but would include additional levels of ROG, NO_x, and PM_{10} at the French Campus. The alternative would not exceed the BAAQMD's significance threshold as would the project. The same construction-phase mitigation measures for noise and air quality would apply to this alternative as to the project, except that they would also apply at the French Campus.

PROJECT SPONSOR'S REASONS FOR REJECTION

The project sponsor rejects this alternative for the following reasons:

- This alternative would not preclude the development of the Eden Property by another HMO, hence, all the potential consequential impacts of the proposed Phase 1A/2290 Geary Boulevard project would only be deferred, rather than avoided;
- When completed, the placement of the new building between the existing buildings will make the block appear as three separate lots, with a building covering 100 percent of each of the lots, separated by open space areas which would not be attractive, desirable or usable because they would be in shade all year except when the sun is directly overhead;
- With the exception of the Richmond Station of the Police Department, Fifth Avenue, Anza Street and Sixth Avenue are totally developed with residential structures. Kaiser believes that expansion of the French Campus would be more intrusive to surrounding residential neighborhoods than construction of the new Phase 1A/2290 Geary Boulevard building and would meet with strong neighborhood opposition;
- The impact analysis for this alternative shows that implementation of this alternative would result in exceedance of the annoyance threshold for residents along Fifth Avenue across from the French Campus, would be a substantial intensification of medical use on the block with consequential growth inducement for further conversion of residential uses to commercial uses along Geary Boulevard near the French Campus, and would result in noticeable intrusion of medical office use into a residential neighborhood, contrary to agreements with Kaiser's Community Task Force;

- During construction of the new building under this alternative, there will be no off-street parking spaces available for the employees and visitors to the existing 4141 Geary Boulevard building. There are insufficient excess off-street parking spaces at the Geary Campus to accommodate the off-street parking demand of 4141 Geary Boulevard, thereby severely aggravating the off-street parking problem in the French Campus vicinity. This area has been identified by the City Planning Department as one in which on-street parking demand far exceeds available spaces;

- Under this alternative, Kaiser would not meet its objective of consolidating its facilities in one location to improve efficiency and to reduce costs; and

- The alternative would delay Kaiser's implementation of its master plan to meet its existing and future outpatient services needs for an unknown period of time, because Kaiser would have to locate lease space to temporarily relocate the employees at 4141 Geary Boulevard and the Pasteur Building before undertaking redevelopment of the French Campus.

NOTES - No 2290 Geary - Dual Campus Alternative

1. The Foundation for San Francisco's Architectural Heritage, Inner Richmond Survey, 1990.

2. Korve Engineering, Inc., *San Francisco Kaiser Geary Campus Project Transportation Study*, June 1996, p. 152.

3. Short-term noise levels were monitored along Anza Street in front of 1405-07 Anza during the afternoon of May 28, 1996. The L_{eq} during the 15-minute monitoring period was 64 dBA, with instantaneous maxima as high as 76 dBA during truck passbys. Traffic was counted during the measurement period to calibrate the SOUND32 traffic noise prediction model used for subsequent project and cumulative traffic noise prediction.

4. Lieutenant Paul Fuhrman, Public Affairs, San Francisco Fire Department, telephone conversation, May 30, 1996.

G. NO 2290 GEARY - MAXIMUM DEVELOPMENT SOUTH OF GEARY ALTERNATIVE

DESCRIPTION

This alternative considers increased development on the portion of the Geary Campus that is south of Geary Boulevard rather than redevelopment of the Eden Property. Phase 1A/2290 Geary Boulevard would not be constructed (see Figure VII.E.1, p. 627, for a site plan of proposed buildings). Other phases would be the same size as the proposed project, except for Phase 2B/New 350 St. Joseph's Avenue which would be larger than the proposed project (see Figure VII.A.1 for a representative cross-section of this alternative). Overall, this alternative would reduce the floor area of the Geary Campus by 26 percent. This alternative would have similar issues regarding reduction in capacity as the No 2290 Geary - Reduced Campus Alternative discussed in VII.E.

Year 2000

Phase 1 of this alternative would be about 39 percent smaller than the project at the Geary Campus. This alternative would not construct Phase 1A/2290 Geary Boulevard. All development would be concentrated on the south side of the Geary Campus. Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as the proposed project, but constructed concurrently in Phase 1. It would not be possible under this alternative to consolidate operations at the Geary Campus. Kaiser would either need to intensify space use, or continue operations in off-campus leased spaces, and at the French Campus, and at 2350 Geary Boulevard. Because Phase 1A/2290 Geary Boulevard would not be built, the pedestrian bridge variant across Geary Boulevard would not be applicable.

Year 2010

Phase 2A/1455 Divisadero Street would be the same as the project. Phase 2B/New 350 St. Joseph's Avenue would be increased from 97,000 sq. ft. to 125,000 sq. ft., from a three-story, 270-car building in the project to a seven-story building with six levels of underground parking for 400 cars. This alternative would have similar capacity reductions, issues and options as the No 2290 Geary - Reduced Campus Alternative discussed in VII.E. However, since the Phase 2B/New 350 St. Joseph's Avenue building is larger than under the No 2290 Geary - Reduced Campus Alternative, this alternative (No 2290 Geary-Maximum Development South of Geary) would have the capacity to accommodate 33 more employees on the Geary Campus than the No 2290 Geary - Reduced Campus Alternative.

Upon completion of Phases 1 and 2, this alternative would result in a 26 percent reduction in the size of the Geary Campus from that envisioned for the proposed project. A total of 635,287 sq. ft. of development and 1,685 parking spaces would be developed on the Geary Campus. As with the other reduced-scale alternatives, Kaiser would continue to operate the 2350 Geary Boulevard building, the French Campus and off-site leased space to compensate for the decrease in capacity.

LAND USE AND ZONING

Year 2000

Under this alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed (see Land Use and Zoning discussion under VII.E. No 2290 Geary - Reduced Campus Alternative, p. 628). Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as for the proposed project.

Year 2010

Under this alternative, Phase 2A/1455 Divisadero Street would be the same as under the proposed project.

Under this alternative, the floor area of Phase 2B/New 350 St. Joseph's Avenue would be larger than that under the proposed project by about 28,000 sq. ft., or about 30 percent. This would increase the height of the building from three stories to seven stories.

This would result in an intensification of the existing medical-related use on the south side of Geary Boulevard but would be less intensification of the total proposed project area and would not intensify existing medical-related use on the north side of Geary Boulevard. The increase in the proposed development of the site would be evident because of the prominent and irregular shape of the development site bounded by Geary Boulevard and St. Joseph's Avenue (see Figure VII.C.3, p. 578, for the proposed development on this block).

All buildings in Phase 1 and 2 under this alternative would be consistent with the applicable provisions of the City Planning Code and SFRA standards.

As with the proposed project, under this alternative the entire block bound by Geary Boulevard, St. Joseph's Avenue, O'Farrell Street and Divisadero Street would be developed with medical uses, and medical use on the south side of O'Farrell Street would be eliminated and replaced with residential use similar to the predominant land use to the south and west. Intensification of medical-related use on the north side of Geary Boulevard would not occur.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would not be constructed. The urban design and visual quality of the Eden Property (Phase 1A/2290 Geary Boulevard site) would remain unchanged as discussed in the No Build Variant of the No Project Alternative.

The existing mixed uses of neighborhood commercial and residential on the Eden Property would remain. The pedestrian character created by the variety in the architectural styles, setbacks and sizes would not be altered. Conversion of residential uses to commercial uses would likely continue, especially at the ground-floor level because no special use authorization would be required under the City Planning Code for such conversions.

Future development, sponsored by another health maintenance organization, could occur on the Eden Property. The maximum size, bulk and scale of any such development would likely be similar to the proposed project.

Under this alternative, Phase 1B/2139 O'Farrell Street would be the same as under the proposed project.

Under this alternative, Phase 1C/2295 Geary Boulevard would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the proposed project.

Year 2010

Phase 2A/1455 Divisadero Street would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the project.

Under this alternative, the floor area of the Phase 2B/New 350 St. Joseph's Avenue building would be increased by about 30 percent and the height by four stories. This would result in construction of a seven-story outpatient services building which would replace the proposed project's three-story outpatient services building on the diagonal intersection of Geary Boulevard and St. Joseph' s Avenue. The effects on urban design and visual quality would be more intense than those identified for the project. The view blockage would be slightly more than the intensity proposed under the No Shadow Alternative (see pp. 580 - 581) since Phase 1C/2295 Geary Boulevard would be one story shorter in that alternative.

ARCHITECTURAL RESOURCES

Year 2000 and Year 2010

Under this alternative, the existing buildings on the Eden Property would be retained. The potential effects associated with the demolition of buildings that may be considered to have some historic importance because of their age would be avoided. Under this alternative, the other buildings would be constructed as specified in the proposed project except the Phase 2B/New 350 St. Joseph's Avenue building, which would be larger, but would have the same footprint. As with the proposed project, there would be no effect on architectural resources in the vicinity.

CULTURAL RESOURCES

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at this site. The Phase 2B/New 350 St. Joseph's Avenue site would be excavated for six levels of subsurface parking, rather than four as described for the proposed

project, increasing the potential for unearthing deeply buried artifacts. Excavation conditions for the rest of Phase 1 and Phase 2 would be as described for the proposed project.

Mitigation

Mitigation measures included for the proposed project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative.

SHADOWS

Year 2000

The Phase 1A/2290 Geary Boulevard building would not be built under this alternative and there would be no new shadows cast onto the surrounding neighborhood or the public library and parking lot at Hamilton Recreation Center from that site. The Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings would be developed as for the proposed project and any new shading from them would be similar to that of the project, including the limited new shadows cast on the library and parking lot at the Hamilton Recreation Center by the Phase 1C/2295 Geary Boulevard building (see IV.E. Shadows and Wind, p. 335).

Year 2010

Under this alternative, Phase 2A/1455 Divisadero Street would be built as for the proposed project and new shadows by the structure would be similar to those identified for the proposed project (see IV.E. Shadows and Wind, pp. 315 - 330). Phase 2B/New 350 St. Joseph's Avenue would be seven stories high, rather than three stories as in the proposed project. The taller structure would cast more new shadows near the north frontage of the structure onto the

sidewalks on both sides of Geary Boulevard, and onto the buildings along the north side of the street in comparison to the proposed project.

WIND

Year 2000 and Year 2010

In this alternative, no alterations would occur at the Eden Property, all potential wind impacts associated with Phase 1A/2290 Geary Boulevard would be avoided. The Phase 2B/New 350 St. Joseph's Avenue site would be substantially taller, compared to the proposed project (seven stories rather than three). The additional height of the building could cause wind accelerations within adjacent pedestrian areas, depending on the design of the structure. This additional height also would alter winds along the south side of Geary Boulevard to the east of the Phase 2B/New 350 St. Joseph's Avenue site, along St. Joseph's Avenue, and possibly along O'Farrell Street. The extent and severity of wind accelerations would need to be ascertained by wind tunnel testing after a definitive building envelope is developed for this site.

Mitigation

Improvement measures included for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to this alternative, with the addition that wind tunnel testing would be conducted for the Phase 2B/New 350 St. Joseph's Avenue building, and similar mitigation measures would be applied to that structure.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would have capacity for about 530 fewer employees at the end of Phase 1 than the proposed project: 1,474 employees instead of 2,005 employees. This alternative would have similar capacity issues related to service and employees as the No 2290 Geary - Reduced Campus Alternative. This alternative would create up to 41 percent less construction employment than the project's annual average of 150 full-time jobs per year for four years, if its employment were proportional to the difference in gross square footage constructed.

Geary Campus

This alternative would reduce Geary Campus employment capacity by 39 percent. This alternative would eliminate the proposed project's capacity to employ 531 employees at Phase 1A/2290 Geary Boulevard. Enterprises and the employment of 58 persons other than Kaiser would continue on the Eden Property site. Phase 1B/2139 O'Farrell Street, and Phase 1C/2295 Geary Boulevard, would be the same as the project.

Year 2010

Kaiser Citywide Employment

Phase 2 of this alternative would add more net new citywide jobs than would the proposed project: 413 jobs in comparison to the proposed project's 296. This would occur for two

reasons. First, the employment capacity of Phase 2B/New 350 St. Joseph's Avenue would be 33 employees higher than under the proposed project. Second, this alternative would not relocate employees temporarily housed at Phase 1C/2295 Geary Boulevard to a new Phase 2 building because overall employment capacity would be reduced under this alternative. The 58 employees in non-Kaiser enterprises at the Eden Property would continue through Phase 2 and beyond under this alternative. As with the No 2290 Geary - Reduced Campus Alternative, Kaiser would be required to continue its operations at 2350 Geary Boulevard, the French Campus and off-site leased space, and lease additional space.

Geary Campus

Phase 2 of this alternative would have 40 percent more employment than would the proposed project. This result is partially caused by not relocating the 87 employees at Phase 1C/2295 Geary Boulevard from Phase 1 into the new buildings of Phase 2, and partially by constructing a larger Phase 2B/New 350 St. Joseph's Avenue building. This alternative would house 149 employees at Phase 2B/New 350 St. Joseph's Avenue in comparison to the 116 employees of the proposed project. Total employment at the end of Phase 2 would be 1,849 on the Geary Campus (including the Hospital) or 20 percent less than the 2,263 employees under the project.

This alternative could create up to 13 percent more construction employment than the proposed project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010 if employment were proportional to the difference in constructed space.

Housing and Population

Year 2000

This alternative would have housing and population effects similar to the No 2290 Geary - Reduced Campus Alternative. This alternative would not demolish the existing eight residential

units and the tenants would not need to relocate. This alternative would demolish the 21 residential apartment units at 1401-17 Divisadero Street, thereby triggering the relocation assistance provisions of California State Redevelopment Law, and Kaiser would construct a replacement structure at Phase 1B/2139 O'Farrell Street. Under this alternative, Kaiser employment would not be increased. Phase 1 of this alternative would not increase demand for new housing in San Francisco.

Year 2010

This alternative would have housing and population impacts similar to the proposed project. As under the project, this alternative would not demolish or construct housing, and therefore would not displace or increase residential population.

Phase 2 of this alternative would increase employment by 413 employees compared to Phase 2 of the proposed project. The combined Phase 1 and Phase 2 of this alternative would not have capacity for any increased employment because of the large employment reduction in Phase 1. This stands in contrast to the project's net increase of 379 employees over both phases. This alternative would not create any increase for new housing, in contrast to the project with its increased demand for 54 new housing units.

TRANSPORTATION AND CIRCULATION

Year 2000

Without the Kaiser-related development of the Phase 1A/2290 Geary Boulevard site on the north side of Geary Boulevard, the reduction of about 530 employees (or approximately 390 PM peak hour vehicle trips) would reduce the impacts at the Geary Boulevard/Divisadero Street intersection. The number of project-related left-turn movements from Divisadero Street to Geary Boulevard would be reduced, thus resulting in better operations at this intersection

compared to Phase 1 of the proposed project. The decrease in through movements along the arterial segments of Geary Boulevard and Divisadero Street also would reduce arterial impacts. No additional transit impacts would occur compared to Phase 1 of the project, because this alternative would generate fewer transit trips in Phase 1.

Development of Phase 1B/2139 O'Farrell and Phase 1C/2295 Geary Boulevard would be the same under this alternative as the project. Therefore, all Phase 1B and Phase 1C impacts related to traffic, parking, loading, and transit would be the same as the project. With no development of the Eden Property and construction of Phases 1B and 1C, there would be almost no net change in vehicle trips from existing conditions in Phase 1 of this alternative, because the existing uses to be demolished in Phases 1B and 1C generate approximately the same number of vehicle trips as the new uses that would replace them.

Year 2010

The additional 33 employees on the south side of Geary Boulevard would result in a 4 percent increase in PM peak hour vehicle trips in Phase 2 (or a 29 percent increase at Phase 2B/New 350 St. Joseph's Avenue). The slight increase in vehicle trips would not result in additional traffic impacts related to parking demand because this alternative would have a corresponding increase in parking supply to meet additional parking demand compared to the proposed project. This alternative would have a slight increase in traffic volumes at the Geary Boulevard/St. Joseph's Avenue intersection, but not to levels which would create additional intersection impacts. Similar to Phase 1, Cumulative Phase 1 and Phase 2 of this alternative would result in less traffic impacts to the local area and adjacent intersections compared to the proposed project because of the net decrease in PM peak hour vehicle trips. In addition, fewer transit trips would result in fewer transit impacts in Phase 1 and Phase 2 compared to the project.

Under the No 2290 Geary - Maximum Development South of Geary Alternative, there would be no changes to the French Campus. Therefore, no new traffic impacts would result within the vicinity of the French Campus.

Mitigation

This alternative would have similar improvement measures related to construction activities and trip reduction as would the proposed project.

NOISE

Year 2000

As with the proposed project, noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors in the vicinity of the construction sites, but the Phase 1A/2290 Geary Boulevard building would not be built, avoiding noise impacts in that site's vicinity. The remaining noise would be disruptive and would have to be mitigated.

Noise from this alternative's traffic would produce no measurable increase in annoyance to the residents in the Geary Campus vicinity in the year 2000.

Year 2010

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations as those for the proposed project, but the size of the Phase 2B/New 350 St. Joseph's Avenue building would be increased, lengthening the exposure time. The resultant noise would be disruptive and would have to be mitigated.

Elimination of the Phase 1A/2290 Geary Boulevard building would reduce this alternative's traffic at the Geary/Divisadero intersection. The resultant traffic noise would not measurably increase the annoyance level at 1450 Divisadero Street in the year 2010, as would the proposed project.

Mitigation

The same construction-phase mitigation measures would apply to this alternative as would apply to the project (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the project, but the Phase 1A/2290 Geary Boulevard building would not be built. This would reduce the total amount of PM_{10} emitted and shorten the emission period during Phase 1. As with the proposed project, the remaining PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than that calculated for the proposed project. All operational pollutant emissions would be less than the 80 lb/day BAAQMD threshold. CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the proposed project.

Year 2010

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations as those for the proposed project, but the increased size of the Phase 2B/New 350 St. Joseph's Avenue building would cause an increase in PM_{10} emissions. As with the project, the resultant PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

The additional operational air pollutant emissions from the Geary Campus would be less than that calculated for the proposed project. All pollutant emissions, including the NO_x emissions that would exceed the BAAQMD threshold under the project, would be less than the 80 lb/day BAAQMD threshold. CO concentrations in the vicinity of the Geary Campus would be essentially the same as those calculated for the project.

Mitigation

The same construction-phase mitigation measures for PM_{10} would apply to this alternative as would apply to the proposed project (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

In Phase 1 under this alternative the floor area would be about 39 percent less than the proposed project. The employment data indicate that the reduced floor area would accommodate 6 percent increase in patient visits by the year 2000; 4 percent less than the project. Under this alternative, hazardous materials use and hazardous waste generation would increase by 6 percent in Phase 1 buildings; 4 percent less from under the project. Potential for exposure caused by increased hazardous materials use and hazardous waste generation at the Geary Campus would be similar to the proposed project. There would be no potential effects on public health and the environment under this alternative at the Phase 1A/2290 Geary Boulevard site. Use of hazardous materials and generation of hazardous waste would not be eliminated at the French Campus, 2350 Geary Boulevard and other leased space as would under the project.

Year 2010

In Phase 2 under this alternative the floor area would be 12 percent more than the proposed project. The increased floor area added to the Phase 2B/New 350 St. Joseph's Avenue building would be used to serve the patient visits that could not be accommodated at Phase 1 buildings. The employment data indicate that the increased floor area would accommodate only 19 percent increase in patient visits by the year 2010, 8 percent less than the proposed project. Under this alternative, hazardous materials use and hazardous waste generation would increase by 19 percent in Phase 2 buildings; 8 percent less from that under the proposed project. Potential for exposure caused by increased hazardous materials use and hazardous waste generation at the Geary Campus would be similar to the project; potential effects on public health and safety caused by potential exposure in Phase 2 would be expected to be less. Under this alternative, use of hazardous materials and generation of hazardous waste would continue at the Phase 2B/New 350 St. Joseph's Avenue building, 2350 Geary Boulevard, the French Campus and off-site leased space. Potential effects on public health and safety caused by potential exposure during use, transportation, and possible accidental release of hazardous materials would not be eliminated at the Phase 2B/New 350 St. Joseph's Avenue site. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials and generation of hazardous waste.

Mitigation

The same improvement measures would apply to this alternative as would apply to the proposed project (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Demand for fire and police protection, solid waste and wastewater generation, and water consumption would be the same as for the No 2290 Geary - Reduced Campus Alternative.

Year 2010

The approximate 30 percent increase in floor area of the Phase 2B/New 350 St. Joseph's Avenue building under the No 2290 Geary - Maximum Development South of Geary Alternative would increase proportionally the amount of solid waste, water use, and wastewater for the Phase 2B building by about 30 percent. However, with the elimination of Phase 1A/2290 Geary Boulevard, the amount of solid waste, water use, and wastewater for this alternative would be roughly 26 percent less than the totals estimated for the proposed project.

Mitigation

Improvement measures for the No 2290 Geary - Maximum Development South of Geary Alternative would be the same as for the proposed project (see V.H. Utilities and Community Services, pp. 497 - 498).

ENERGY

Year 2000

Elimination of the Phase 1A/2290 Geary Boulevard building would reduce the Phase 1 energy needs by about 39 percent. Energy use by the other Phase 1 buildings would be the same as for the proposed project.

Year 2010

Phase 2 of this alternative would add additional floor area to the Phase 2B/New 350 St. Joseph's Avenue building, which would increase Phase 2 energy consumption by about 30 percent. Overall, total energy consumption (operation and construction energy) at the end of Phase 1 and 2 would be roughly 24 percent less than that under the proposed project.

Mitigation

Improvement measures for the proposed project would apply to the Maximum Development South of Geary Alternative (see V.I. Energy, p. 499) except that the measures would not apply to the Phase 1A/2290 Geary Boulevard site.

VEGETATION AND WILDLIFE

Year 2000 and Year 2010

In this alternative, the effects on street trees would be the same as for the project (see IV.M. Vegetation and Wildlife, p. 443).

SOILS AND GEOLOGY

Year 2000 and Year 2010

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts of dewatering, shoring, ground settlement, and disposal of excavation spoils would be avoided for this site.

The Phase 2B/New 350 St. Joseph's Avenue site would be excavated for six levels of subsurface parking with a corresponding increase in impacts, rather than four as described for the project. Soils, geologic and excavation conditions for the rest of Phase 1 and Phase 2 would be as described for the project.

Mitigation

Mitigation and improvement measures included for the proposed project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative, with the exception of the Phase 1A site which would contain no new construction.

SEISMICITY

Year 2000 and Year 2010

In this alternative, the Phase 1A/2290 Geary Boulevard building would not be constructed, but additional new subsurface construction would occur south of Geary Boulevard. Local and regional seismic conditions and probabilities would remain unchanged, but, as with the proposed project, seismic hazards would be reduced because all new structures would meet the more-stringent requirements of the current building code, and Kaiser's seismic safety standards.

Mitigation

Improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative.

HYDROLOGY AND WATER QUALITY

Year 2000

Under the Maximum Development South of Geary Alternative, the elimination of the Phase 1A/2290 Geary Boulevard site would eliminate all hydrology and water quality effects associated with that site. Hydrology and water quality effects for Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be similar to those of the proposed project.

Year 2010

Hydrology and water quality effects associated with the Phase 2A/1455 Divisadero Street building would be similar to those of the proposed project. Phase 2B/New 350 St. Joseph's Avenue would increase the size of its underground parking garage by two levels. As with the proposed project, the Phase 2B underground garage would intercept the groundwater table and would have groundwater effects similar to Phase 1A/2290 Geary Boulevard and Phase 1C/2295 Geary Boulevard of the proposed project. Interception of the groundwater table would require dewatering of the excavation area which could induce groundwater drawdown and soil settlement, and could require pretreatment of dewatered groundwater if contaminants are present.

Mitigation

Improvement measures for the No 2290 Geary-Maximum Development South of Geary Alternative would be the same as those for the project (see V.K. Hydrology and Water Quality, p. 501). The measures would not apply to the Phase 1A/2290 Geary Boulevard site.

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

There would be no construction at the Eden Property (Phase 1A/2290 Geary Boulevard site); therefore, under this alternative construction workers would not be exposed to contaminated soils at this site. The buildings at the site would not be demolished; therefore, there would be no potential for exposure to asbestos, lead and PCBs. The structural contamination in the buildings would remain. As with the project, there would be a potential for exposure to structural contamination caused by demolition of buildings and structures at 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street. The potential for exposure caused by structural contamination during Phase 1 under this alternative would be expected to be lower than under the project.

Year 2010

As with the proposed project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. There would be potential for exposure caused by structural contamination at this site.

SUMMARY

The No 2290 Geary -- Maximum Development South of Geary Alternative would decrease development at the Geary Campus by about 26 percent. Phase 1A/2290 Geary Boulevard would not be built; the existing buildings on the Eden Property would remain. Overall parking and excavation would be less than under the proposed project, although the alternative would provide slightly more parking and necessitate excavation at the Phase 2B/New 350 St. Joseph's Avenue site. As with the No 2290 Geary -- Reduced Campus Alternative, the reduced capacity

of this alternative would necessitate a more-intensive use of space or continued use at 2350 Geary Boulevard, leased space, or the French Campus. A pedestrian bridge variant would not be applicable to this alternative.

Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street would be the same as under the proposed project. Phase 2B/New 350 St. Joseph's Avenue would be about 30 percent larger than with the project and would include six levels of underground parking for 400 cars.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. Phase 1A/2290 Geary Boulevard would not be built, eliminating the intensification of medical-related use on the north side of Geary Boulevard under the proposed project; Phase 2B/New 350 St. Joseph's Avenue would be larger, resulting in more intensification of existing medical-related use on the south side of Geary Boulevard.

Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street would have the same visual effects as the project. On the Phase 1A/2290 Geary Boulevard site, existing mixed-use commercial and residential would remain; the pedestrian character created by the variety of architectural styles also would remain. The floor area of Phase 2B/New 350 St. Joseph's Avenue would be increased by about 30 percent, or four stories, resulting in a view blockage less than under the No Shadow Alternative. The effects on architectural resources would be less than the project because the three listed survey properties on the Eden Property would be retained.

All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at the Phase 1A/2290 Geary Boulevard site. The likelihood of unearthing deeply buried artifacts or encountering near-surface artifacts at Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street would be the same as the project. No new shadows would be cast by Phase 1A on the surrounding vicinity or onto the library and parking lot at Hamilton Recreation Center. Phase 2B/New 350 St. Joseph's Avenue would cast

more new shadows near the north frontage of the structure onto the sidewalks on both sides of Geary Boulevard, and on the buildings along the north side of the street in comparison to the project. Winds on the south side of Geary Boulevard would be similar to those of the project. The height of Phase 2B/New 350 St. Joseph's Avenue could cause wind accelerations within adjacent pedestrian areas, along the south side of Geary Boulevard east of the site, along St. Joseph's Avenue, and possibly along O'Farrell Street. Wind effects associated with Phase 1A/2290 Geary Boulevard would not occur.

Instead of increasing Kaiser employment citywide by 83 employees, this alternative would have 39 percent less employment capacity at the end of Phase 1; Kaiser's service capacity and employment also would be reduced at the end of Phase 2 similar to the No 2290 Geary -- Reduced Campus Alternative. Construction employment would be similar to the proposed project, because of the reduction in Phase 1 and the increase in Phase 2. Unlike the project, under this alternative there would be no demand for housing because Kaiser would not be able to increase employment because of lack of capacity similar to the No 2290 Geary -- Reduced Campus Alternative.

Because Phase 1A/2290 Geary Boulevard would not be built, there would be lower traffic volumes at most study intersections, particularly Geary/Divisadero, lower intersection and arterial impacts and lower parking demand and resultant parking impacts compared to the project. Although there would be a reduction in parking spaces from Phase 1A/2290 Geary Boulevard, net new parking demand would be met by the increased parking supply at Phase 2B/New 350 St. Joseph's Avenue. There would be no changes to the French Campus, therefore, no new traffic impacts would occur in the French Campus vicinity under this alternative.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project; effects of Phase 1A/2290 Geary Boulevard site would be eliminated while effects of Phase 2B/New 350 St. Joseph's Avenue site would be increased. Phase 2B/New 350 St. Joseph's Avenue would lengthen the exposure period, while noise from demolition, excavation, and construction of all other sites still would be disruptive. Phase 1A/2290 Geary Boulevard traffic noise effects would not increase the annoyance level at

1450 Divisadero Street as would the project. This alternative would generate levels of ROG, NO_x, and PM_{10} similar to the proposed project. The alternative would not exceed the BAAQMD's significance threshold as would the project. The same construction-phase mitigation measures for noise and air quality would apply to this alternative as to the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

In addition to the reasons for rejecting the No 2290 Geary - Reduced Campus Alternative, the project sponsor rejects this alternative because this alternative would not preclude the development of the Eden Property; therefore, ultimately, all the potential consequential impacts associated with the Phase 1A/2290 Geary Boulevard site would not be avoided. Implementation of this alternative, when combined with a development on the Eden Property for another HMO, would result in more environmental effects than those identified in the proposed project.

H. NO 2290 GEARY - MULTIPLE LOCATIONS ALTERNATIVE

DESCRIPTION

Overall, this alternative would reduce floor area at the Geary Campus by 29 percent (see Figure VII.E.1, p. 627, for a representative phasing plan). Phase 1A/2290 Geary Boulevard would not be constructed. All other components at the Geary Campus would be the same as the proposed project. To compensate for the loss of the space that would have been developed in Phase 1A/2290 Geary Boulevard, this alternative would develop five 50,000-sq.-ft. medical office buildings in five different neighborhoods for a total of 250,000 sq. ft. dispersed throughout the City (see Figure VII.H.1 for potential development locations). This alternative would reduce total outpatient services space by about 10,000 sq. ft. from that proposed under the project (see Figure II.D.12, p. 75, for a representative cross-section).

This alternative considers a decentralized neighborhood-oriented approach to the provision of healthcare services. Under this alternative, each of the clinics located in various communities identified below would provide general health care services for Kaiser members. The communities selected reflect the distribution of Kaiser members and their need for services. Specialty areas could not be accommodated in these individual clinics because of space capacity constraints. The Geary Campus would still need to be developed to house specialty services and other health care services. Inter-dependency between the Geary Campus and these satellite clinics could not be eliminated. Medical records and bulk deliveries would still be centralized at the Geary Campus. In order to obtain comprehensive health care, Kaiser members and staff at each neighborhood clinic would have to travel from the clinic to the Geary Campus.

Year 2000

Under this alternative, five stand-alone outpatient services buildings would be developed in different neighborhoods in the City in Phase 1 in lieu of developing the 260,000-sq.-ft. Phase 1A/2290 Geary Boulevard building. Each outpatient services building would be about

1 Sunset District

2 Chinatown / North Beach

3 Downtown (C-3) District

4 Mission District

5 Bayview Hunter's Point
South Bayshore / Ingleside / Little Hollywood

SOURCE: EIP Associates

Figure VII.H.1
Multiple Locations Alternative:
Potential Development Locations

50,000 sq. ft. The buildings would be located in the following neighborhoods to serve the needs of various communities in the City:

- Chinatown/North Beach
- Mission District
- Sunset District
- Downtown (C-3) District
- Bayview Hunter's Point/South Bayshore/Ingleside/Little Hollywood

Phases 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard would be developed on the south side of Geary Boulevard as described for the proposed project. 2350 Geary would be vacated. Kaiser would sell it, retain it, or hold it vacant as under the project. Kaiser would consolidate all operations and employment in off-campus leased space and at the French Campus by the end of Phase 1 as it would under the project.

Because Phase 1A/2290 Geary Boulevard would not be built, the pedestrian bridge variant across Geary Boulevard would not be applicable to this alternative.

Year 2010

Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be developed as with the project. The combined square footage of the five stand-alone buildings and the Phase 1C, Phase 2A and Phase 2B buildings would be similar to that of the project.

LAND USE AND ZONING

Year 2000

In lieu of developing the 260,000-sq.-ft. Phase 1A/2290 Geary Boulevard building, five stand-alone outpatient services buildings of approximately 50,000 sq. ft. each would be developed in

different neighborhoods in San Francisco to serve the needs of various communities in the City: Chinatown/North Beach, Mission District, Sunset District, Downtown (C-3) District, and Bayview Hunter's Point/South Bayshore/Ingleside/Little Hollywood.

In all R (Residential) Districts, NC-3 (Moderate Scale Neighborhood Commercial) Districts, C-3 (Downtown) Districts, and M-1 (Light Industrial) Districts, clinics which are part of a medical center are permitted as a conditional use. In NC-1 (Neighborhood Commercial Cluster) Districts, NC-S (Neighborhood Commercial Shopping) Districts and specific streets identified for neighborhood commercial uses, medical centers are not allowed. In NC-2 (Small Scale Neighborhood Commercial) Districts, medical centers are allowed as a conditional use only for the ground floor and second level. In Chinatown, a medical center-related clinic is allowed only in the Chinatown Residential Neighborhood Commercial District. In neighborhood commercial districts, the City Planning Code encourages the provision of neighborhood-serving businesses and discourages the demolition or conversion of upper floor residential units.

The land use and zoning considerations of developing five separate outpatient services buildings of approximately 50,000 sq. ft. would depend on the specific location and neighborhood. In some neighborhoods, such as Chinatown, it would be difficult to assemble a site of the size necessary to accommodate such a building and the necessary parking. The land use impacts in the individual neighborhoods could not be analyzed until specific sites were selected. Generally, a 50,000-sq.- ft. building would be large for neighborhood commercial districts and might need more than one lot, if services were to be provided at ground level, or might involve conversion of upper-floor residences.

Under this alternative Phase 1B/2139 O'Farrell Street would be the same as under the proposed project. Under this alternative, Phase 1C/2295 Geary Boulevard would be the same as under the proposed project.

Year 2010

Under this alternative, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

Under this alternative,upon completion of Phase 1 and Phase 2 under this alternative the entire block bounded by Geary Boulevard, St. Joseph's Avenue, O'Farrell Street and Divisadero Street would be developed with medical uses.

URBAN DESIGN AND VISUAL QUALITY

Year 2000

Under this alternative, Phase 1A/2290 Geary Boulevard would not be constructed. The urban design and visual quality of the Eden Property (Phase 1A/2290 Geary Boulevard site) would remain unchanged as discussed in the No Build Variant of the No Project Alternative.

The existing mixed uses of neighborhood commercial and residential on the Eden Property would remain. The pedestrian character created by the variety in the architectural styles, setbacks and sizes would not be altered. Conversion of the residential uses to commercial uses would most likely continue, especially on the ground floor where such conversion is a principal permitted use and does not require special authorization.

Future development, sponsored by another health maintenance organization, could occur on the Eden Property. The maximum size, bulk and scale of any such development would be similar to the proposed project.

Phase 1A under this alternative would be the development of 50,000 sq. ft. of outpatient services buildings to be located in various neighborhoods. The specific design and location of each building could affect neighborhood visual quality and urban design.

Under this alternative, Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the proposed project.

Year 2010

Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue building would be the same as under the proposed project. The effects on urban design and visual quality would be the same as identified for the proposed project.

Mitigation

None required for Phases 1B, 1C, 2A, or 2B because urban design and visual quality effects under this alternative would be the same as those of the proposed project. The need for mitigation for the five 50,000-sq.-ft. stand-alone clinics proposed as Phase 1A cannot be determined without identification of specific sites.

ARCHITECTURAL RESOURCES

Year 2000

Under this alternative, the buildings on the Eden Property would be retained. Potential effects on architectural resources on this site associated with the demolition of buildings that may be considered to have some historic importance would be avoided. The other buildings in Phase 1 would be constructed as specified in the project. As with the proposed project, there would be no effect on architectural resources in the project vicinity or on the project site.

Depending upon the specific location of development in the neighborhoods planned for outpatient services buildings under this alternative, the alternative could have a range of effects on architectural resources.

The Chinatown/North Beach area is characterized by various commercial and residential uses. A variety of architectural styles are represented in the area, including buildings dating to the late 19th century. The area includes designated historic districts, as well as City landmarks.

The Mission District consists of a wide variety of building types and uses. At one time the area was the City's industrial base. It has since become an area of commercial and residential uses. Represented in the Mission District are industrial buildings from the late 19th century, residential buildings from the early- to mid-1900s, as well as commercial buildings, constructed within the last 40 years.

The Sunset District is predominantly a residential area consisting primarily of single-family, one- to two-story homes built from the 1930s to the 1950s. Buildings in the area are not generally regarded as architecturally significant.

The Downtown (C-3) District is made up of a wide range of commercial buildings, most of which were constructed in the early- to mid-1900s. Many of the buildings in the district have been determined to be architecturally significant, or located in historic districts, and/or designated as City landmarks.

The Bayview Hunter's Point/South Bayshore/Ingleside/Little Hollywood area generally comprises the southeastern portion of the City. The area is known for its heavy industrial uses in the early- to mid-1900s. Buildings in the area range from turn-of-the-century industrial buildings to residential buildings constructed in the early- to mid-1900s.

Year 2010

This phase of the alternative would be the same as the proposed project. As with the proposed project, there would be no effect on architectural resources on the Geary Campus or in the vicinity of the campus under Phase 2.

Mitigation

None required if no historic or architecturally significant buildings are affected. If such a building(s) were affected, the specific mitigation, if any, would depend on the importance of the building, its importance in terms of context, and other factors.

CULTURAL RESOURCES

Year 2000

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at this site. Excavation conditions for the Phase 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard sites at the Geary Campus would be as described for the proposed project.

The construction of five stand-alone outpatient service buildings in five neighborhoods throughout the City would necessitate cultural resources investigations at each site to determine and monitor archaeological conditions. Without prejudging the results of those investigations, it is reasonable to expect the impacts to be similar in type (although different in detail) to those for the proposed project, in each of the five neighborhoods where sites are being considered. Cultural resources associated with the Spanish/Mexican and Early American periods, the Gold Rush period, and the Later Nineteenth Century period could reasonably be expected in

Chinatown/North Beach, the Mission District, and the Downtown District. Cultural resources associated with the Later Nineteenth Century period could be expected in Bayview Hunter's Point/South Bayshore/Ingleside/Little Hollywood. Artifacts associated with the prehistoric or protohistoric periods, and the Spanish/Mexican and Early American periods may be located in any of the five neighborhoods.

Year 2010

In this alternative, excavation conditions for the Phase 2A/1455 Divisadero Street and 2B/New 350 St. Joseph's Avenue sites at the Geary Campus would be as described for the project.

Mitigation

Mitigation measures included for the project (see V.B. Cultural Resources, pp. 488 - 489) would apply to this alternative, with the addition that they also may apply to the five neighborhood sites, as needed.

SHADOWS

Year 2000

This alternative would not develop the Phase 1A/2290 Geary Boulevard building. Consequently, shading by that structure of the public library and parking lot at Hamilton Recreation Center would not occur.

The shading effects of the five new buildings in various neighborhoods in San Francisco would be subject to the height, massing, configuration and specific site locations of the structures. If these five buildings were located in 40-ft. height districts, then no shadow analysis would be required.

Otherwise, site proximity and potential shading effects on properties owned by, or under the jurisdiction of, the San Francisco Recreation and Park Commission, consistent with Section 295 of the City Planning Code, would be required to be analyzed.

The Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard buildings would be developed as for the proposed project and their shadow effects would be similar to those identified for the project (see IV.E. Shadows and Wind, pp. 301 - 315), including the new shadow on the public library and parking lot at Hamilton Recreation Center by Phase 1C/2295 Geary Boulevard.

Year 2010

Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be developed as described for the proposed project. The new shadow effects would be the same as those identified for the project (see IV.E. Shadows and Wind, pp. 315 - 330).

WIND

Year 2000

In this alternative, no alterations would occur at the Phase 1A/2290 Geary Boulevard site. All potential wind impacts associated with the Phase 1A/2290 Geary Boulevard site would be avoided. Wind impacts on the south side of Geary Boulevard in this alternative would be similar to those for the proposed project.

The construction of five, relatively small, stand-alone outpatient service buildings in five neighborhoods throughout the City probably would not need wind tunnel testing to analyze wind conditions. However, such determination could not be made until specific sites were selected and building design developed.

Year 2010

In this alternative, construction of the Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue buildings would be the same as for the proposed project. Wind impacts on the south side of Geary Boulevard in this alternative would be similar to those for the project.

Mitigation

Improvement measures included for the proposed project (see V.C. Shadows and Wind, p. 490) would apply to this alternative, with the addition that they also could apply to the five neighborhood sites, as appropriate.

POPULATION, EMPLOYMENT, AND HOUSING

Employment

Year 2000

Kaiser Citywide Employment

This alternative would have the same increase of 83 Kaiser employees as the proposed project would at the end of Phase 1. Citywide employment would increase from the existing 1,922 employees (year 1995) to 2,005 Kaiser employees same as for the project. This alternative's construction employment would be about the same as that of the project's annual average of 150 full-time jobs per year. Tables VII.1 and VII.2, pp. 510 - 515, present employment and space estimates.

Geary Campus

Phase 1 of this alternative would reduce Geary Campus employment capacity by 51 percent. This alternative would eliminate the proposed project's capacity to employ 531 employees at Phase 1A/2290 Geary Boulevard. Enterprises and the employment of 58 persons other than Kaiser would continue on the Eden site. Kaiser would not maintain its uses at the Eden Property that currently house 34 employees after completion of Phase 1 of this alternative. Kaiser's vacated capacity could be reused by enterprises other than Kaiser; this would lead to a total of 92 employees on the site in enterprises other than Kaiser in comparison to the proposed project's 531 Kaiser employees. Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same as the proposed project, designed for 824 employees. The French Campus, 2350 Geary Boulevard and off-site leased space would be vacated at the end of Phase 1 of this alternative.

Year 2010

This alternative would add 380 jobs in comparison to the 296 that the proposed project would add in Phase 2. At the end of Phase 2 this alternative would employ 328 more employees (2,629), in comparison to the proposed project (2,301), but they would be split between the Geary Campus and the five stand-alone locations. This alternative would create a similar amount of construction employment as the proposed project's annual average of 47 full-time jobs over the 10-year period from year 2000 to 2010.

Housing and Population

Year 2000

Phase 1 of this alternative would not demolish the eight residential units at the Eden Property and, therefore, tenants in these units would not be displaced, in contrast with the proposed

project. This alternative would demolish the 21 residential apartment units at 1401-17 Divisadero Street, thereby triggering the relocation assistance provisions of California State Redevelopment Law. Kaiser would construct a replacement structure at Phase 1B/2139 O'Farrell Street. This alternative would increase citywide employment and demand for housing by the same magnitude as the proposed project: approximately 83 employees and 15 new housing units.

Year 2010

This alternative would have similar housing, population, and housing demand effects as the proposed project; but would not demolish or construct housing, and would not displace or increase residential population. This alternative would have the same effect on citywide housing demand as the project. This alternative's total effect on housing demand would be similar to the proposed project: an increase of 297 employees citywide creating an additional demand for 54 new housing units.

TRANSPORTATION AND CIRCULATION

Year 2000

Under this alternative, each stand-alone building would generate approximately 110 PM peak hour vehicle trips. Unlike the proposed project, which would comprise several outpatient service buildings within one campus, the Multiple Locations Alternative would generate only new trips to each stand-alone building. That is, under this alternative, there would be no linked trips generated. (Linked trips are trips to more than one location during only one auto trip). As such, any impacts at intersections and arterials within the local area of each stand-alone building could be exacerbated. Parking impacts would occur under this alternative if each stand-alone building did not provide adequate on-site parking. Transit impacts would occur because transit ridership levels are high in the five areas where the stand-alone buildings would be located. A detailed

analysis for each stand-alone building would need to be conducted to determine actual pedestrian, vehicle and transit impacts.

Development of Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard would be the same under this alternative as the proposed project. Therefore, all Phase 1B and Phase 1C impacts related to traffic, parking, loading, and transit would be the same as the proposed project. With no development of the Eden Property and construction of Phases 1B and 1C, there would be almost no net change in vehicle trips from existing conditions in Phase 1 of this alternative. That is, the existing uses to be demolished in Phases 1B and 1C generate approximately the same number of vehicle trips as the new uses that would replace them.

Year 2010

Since development of Phase 2 would be the same under this alternative as the proposed project, all Phase 2 impacts related to traffic, parking, loading, and transit would be the same as Phase 2 of the project. Cumulatively for Phase 1 and Phase 2, there would be lower traffic volumes at all study intersections, and thus, lower intersection and arterial impacts than the project due to the reduction of approximately 390 PM peak hour vehicle trips from the Eden Property in Phase 1. In addition, the lower parking demand generated by Phase 1 and Phase 2 of this alternative would result in less parking impacts than the project.

Under the Multiple Locations Alternative, the French Campus would be vacated. Therefore, no new traffic impacts would result within the vicinity of the French Campus.

Mitigation

This alternative would have similar improvement measures related to construction activities and general trip reduction as would the proposed project. Additional measures for the stand-alone outpatient buildings would depend on their location and design.

NOISE

Year 2000

As with the project, noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors in the vicinity of the construction sites. Under this alternative, the outpatient services facility proposed for the Phase 1A/2290 Geary Boulevard site would not be built there, but at five locations in the neighborhoods they would serve. This would also eliminate construction noise impacts in the vicinity of the Phase 1A/2290 Geary Boulevard site, but introduce construction noise impacts at the other locations. Construction noise during Phase 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard would occur at the same locations and to the same degree as those for the proposed project. The resultant noise would be disruptive and would have to be mitigated. Noise from this alternative's traffic would produce no measurable increase in annoyance to residents in the Geary Campus vicinity or in the vicinity of the proposed neighborhood facilities in the year 2000. The facilities would not likely produce enough traffic noise that would measurably increase annoyance to residents.

Year 2010

Noise would be produced during demolition, excavation and construction. Such noise would affect sensitive receptors at the same locations and to the same degree as those for the proposed project. The resultant noise would be disruptive and would have to be mitigated.

The resultant traffic noise increase under this alternative would not measurably increase the annoyance level at the 1450 Divisadero residential complex in the year 2010 as would the increase under the proposed project. It is likely that no measurable increase in annoyance would occur to the residents in the vicinity of the proposed neighborhood facilities in the year 2010.

Mitigation

The same construction-phase mitigation measures would be available for this alternative as for the proposed project (see V.E. Noise, p. 494).

AIR QUALITY

Year 2000

PM_{10} emissions would be produced during demolition, excavation and construction. The outpatient service facility proposed by the project for the Phase 1A/2290 Geary Boulevard site would not be built there, but at five locations in the neighborhoods they would serve. This alternative would reduce the total amount of PM_{10} emitted under the proposed project in the Geary Campus vicinity, but increase PM_{10} emissions at the other locations. PM_{10} emissions during construction of Phase 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard would occur at the same locations and to the same degree as under the proposed project. As for the proposed project, the resultant PM_{10} emissions at all locations would have to be mitigated as recommended by the BAAQMD.

Operational air pollutant emissions from the Geary Campus and the proposed neighborhood Kaiser facilities would be slightly less under this alternative than those calculated for the proposed project, with no exceedance of the BAAQMD threshold for NO_x.

Year 2010

PM_{10} emissions would be produced during demolition, excavation and construction. Such activities would occur at the same locations and to the same degree as those for the proposed project. As with the proposed project, the resultant PM_{10} emissions would have to be mitigated as recommended by the BAAQMD.

Under this alternative, the combined operational stationary air pollutant emissions from the Geary Campus and the neighborhood Kaiser facilities would be essentially the same as those calculated for the proposed project. Lower traffic volumes under this alternative would produce less operational vehicular emissions, which would probably not exceed the BAAQMD threshold for NO_x. No CO standard violations would be probable in the vicinity of the Geary Campus and the other neighborhood sites.

Mitigation

The same construction-related air quality mitigation measures for PM_{10}would apply to this alternative as would apply to the proposed project (see V.F. Air Quality, p. 495).

HAZARDOUS MATERIALS

Year 2000

In Phase 1 at the Geary Campus under this alternative, the floor area would be about 40 percent less than the proposed project. The employment data indicate that the reduced floor area would accommodate a 6 percent increase in patient visits by the year 2000, 4 percent less than the proposed project. Under this alternative, hazardous materials use and hazardous waste generation would increase by 6 percent in the Phase 1C building at the Geary Campus, excluding the hospital; 4 percent less than the proposed project. Potential for exposure caused by increased hazardous materials use and hazardous waste generation at the Geary Campus would be similar to the proposed project. There would be no potential effects on public health and the environment caused by potential exposure under this alternative at the Phase 1A/2290 Geary Boulevard site.

There would be an increase in use of hazardous materials and generation of hazardous waste in five stand-alone outpatient services buildings that would be developed in different neighborhoods

in the City. Potential exposure during use, transportation, and possible accidental release of hazardous materials at those locations could pose potential effects on the health and safety of the community. Kaiser health and safety policies and procedures would address health and safety issues caused by use of hazardous materials and generation of hazardous waste.

Year 2010

The hazardous materials impacts in this alternative would be similar to those under the proposed project (see IV.J. Hazardous Materials, pp. 410 -423).

Mitigation

The same improvement measures for the proposed project would apply to the Geary Campus and each of five locations under this alternative (see V.G. Hazardous Materials, p. 496).

UTILITIES AND COMMUNITY SERVICES

Year 2000

Under the Multiple Locations Alternative, Kaiser uses would be dispersed throughout the City and would be served by the various police districts and fire department service areas in which the five separate outpatient services buildings would be located.

Solid waste generation, water consumption, and wastewater generation by the five outpatient services buildings would be about the same as the Phase 1A/2290 Geary Boulevard building under the proposed project. Wastewater from the Sunset District outpatient services building would be conveyed to the west side of the City and would be treated by the Oceanside Water Pollution Control Plant. Wastewater from the other four outpatient services buildings would be

treated by the Southeast Water Pollution Control Plant. The Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard under this alternative would have the same effects as the proposed project on all utilities and community services effects in the year 2000.

Year 2010

Phase 2 of the Multiple Locations Alternative would be identical to Phase 2 of the proposed project. Thus, effects on utilities and community services would be the same. The difference between this alternative and the proposed project is that at the end of Phase 2, the approximate 50,000-sq.-ft. Sunset District building under this alternative would not contribute wastewater flows to the Southeast Water Pollution Control Plant, as described above.

Mitigation

Improvement measures for the proposed project (see V.H. Utilities and Community Services, pp. 497 - 498) would also apply to Geary Campus and each of the five locations under this alternative.

ENERGY

Year 2000

Phase 1 under the Multiple Locations Alternative would have roughly the same or greater operational and construction energy requirements as Phase 1 of the proposed project because the five stand-alone buildings that would be built as Phase 1A under this alternative would have a total floor area similar to Phase 1A/2290 Geary Boulevard under the proposed project. Because of the dispersed nature of the Phase 1A five stand-alone buildings, energy use for transportation would be more than that required under the proposed project due to the increased distance

between various departments to obtain all needed services. However, trip lengths could likewise decrease because the five buildings would be located in neighborhoods serving local residents. Energy usage could also increase due to transportation of supplies and medical records through the City. All other energy effects would be similar to those of the proposed project.

Year 2010

Phase 2 effects under the Multiple Locations Alternative would be similar to those under the proposed project. Energy consumption and all other energy effects at the end of Phase 1 and 2 under this alternative would be similar to the proposed project.

Mitigation

Improvement measures for the proposed project would also apply to the Multiple Locations Alternative (see V.I. Energy, p. 499).

VEGETATION AND WILDLIFE

Year 2000

In Phase 1 of this alternative, the effects on street trees on the Geary Campus would be the same as for the proposed project. Compared to Phase 1A/2290 Geary Boulevard under the proposed project, where no effects would occur to street trees because none exist on the site, the construction of five stand-alone outpatient service buildings in five neighborhoods throughout the City could have additional effects on street trees at the five construction sites depending on the specific location of the site. It would be necessary to know which specific sites were being considered before it would be possible to evaluate these effects.

Year 2010

In Phase 2 this alternative, the effects on street trees would be the same as for the proposed project.

SOILS, GEOLOGY AND SEISMICITY

Year 2000

In this alternative, no excavation or construction would occur at the Phase 1A/2290 Geary Boulevard site. All potential impacts of dewatering, shoring, ground settlement, and disposal of excavation spoils would be avoided for this site. Soils, geologic and excavation conditions for Phase 1B/2139 O'Farrell Street and 1C/2295 Geary Boulevard would be as described for the project.

The construction of five stand-alone outpatient service buildings in five neighborhoods throughout the City would necessitate geological and geotechnical investigations at each site to determine its foundation support, groundwater, and seismic response conditions. Without prejudging the results of those investigations, it is reasonable to expect the impacts to be similar in type (although different in detail and intensity) to those for the proposed project, if each of the five neighborhoods where sites being considered were underlain by sandy deposits similar to those on the Geary Campus. Additional impacts related to fill and Bay mud (groundshaking, liquefaction, lateral spreading, settlement) could be expected at fill sites near old shorelines, which occur in each of the neighborhoods except the Sunset District. Sites directly underlain by sound bedrock, which occur in each of the neighborhoods, would be expected to have conditions different from (although not necessarily better than) those at the Geary Campus. Excavation for subsurface levels would be very difficult, but pit-wall stability and settlement of adjacent properties would not be issues of concern. Foundation support and seismic response would be substantially different from that expected at the Geary Campus.

Seismic conditions and probabilities would remain unchanged, but, as with the project, seismic hazards would be reduced because all new structures would meet the more-stringent requirements of the current building code and Kaiser's seismic safety standards. The existing structures at the Eden Property would remain. They do not meet current seismic safety standards.

Year 2010

In this alternative, soils, geologic and excavation conditions for Phase 2 would be as described for the project.

Seismic conditions and probabilities would remain unchanged, but, as with the project, seismic hazards would be reduced because all new structures would meet the more stringent requirements of the current building code, and Kaiser's seismic safety standards.

Mitigation

Mitigation and improvement measures included for the project (see V.J. Soils, Geology and Seismicity, p. 500) would apply to this alternative.

HYDROLOGY AND WATER QUALITY

Year 2000

Elimination of the Phase 1A/2290 Geary Boulevard site under the Multiple Locations Alternative would eliminate groundwater dewatering effects specific to this site. However, the replacement of the Phase 1A site with other smaller stand-alone outpatient services buildings in various neighborhoods in San Francisco could pose similar groundwater dewatering effects,

except that the effects would occur at five different sites. Assuming that underground parking would be planned for each of the five buildings, and depending on the depths of the excavation, the groundwater table could be intercepted, and dewatering could be needed. Assuming that the groundwater table would be intercepted, effects of groundwater dewatering would be similar to those of the proposed project. In addition, the five sites would have a variety of groundwater quality and other subsurface conditions that would need investigation and could pose groundwater concerns other than those identified for the proposed project. If the five buildings did not include underground levels, then no groundwater dewatering effects would occur. All other hydrology and water quality effects would be similar to those described for the Phase 1 and Phase 2 buildings of the proposed project, and would include effects of erosion and sedimentation, surface hydrology, spill contingency, wastewater permitting, and permit compliance.

Hydrology and water quality effects for the Phase 1B/2139 O'Farrell Street and Phase 1C/2295 Geary Boulevard sites would be similar to those of the proposed project.

Year 2010

Hydrology and water quality effects for the Phase 2 sites would be similar to those of the proposed project.

Mitigation

Improvement measures for the Multiple Locations Alternative would be the same as those for the project, except that they would not apply to the Phase 1A site (see V.K. Hydrology and Water Quality, p. 501). Assuming that the five stand-alone buildings would have underground parking garages that would intercept the groundwater table, similar dewatering measures would be necessary for the five buildings. However, because the subsurface conditions are not known, appropriate mitigation measures would need to be developed. If any of the five buildings did not

include excavation below the water table, the dewatering mitigation measures would not apply to those buildings.

CONTAMINATED SOILS AND HAZARDOUS WASTE

Year 2000

There would be no construction at the Eden Property (Phase 1A/2290 Geary Boulevard site); therefore, under this alternative construction workers would not be exposed to contaminated soils at this site. The buildings at the site would not be demolished; therefore, there would be no potential for exposure to asbestos, lead and PCBs. The structural contamination in the buildings would remain.

Five separate outpatient services buildings would be constructed in different neighborhoods in the City in Phase 1. Construction workers could be exposed to soil contamination at each of those locations. The extent of contamination at the specific locations where the buildings would be constructed is not known. There could be demolition of the existing buildings at those locations. The buildings to be demolished may be contaminated with asbestos, lead and PCBs. The extent of structural contamination in those buildings is not known.

As with the proposed project, there would be a potential for exposure to structural contamination caused by demolition of buildings and structures at 2139 O'Farrell Street, 2190 O'Farrell Street, 2200 O'Farrell Street and 1401-17 Divisadero Street. The potential for exposure caused by structural contamination during Phase 1 under this alternative would be expected to be lower at the Geary Campus, compared to the proposed project. However, there could be potential for exposure caused by contaminants at the other five locations.

Year 2010

As with the proposed project, there is a possibility of encountering an UST during excavation at 1401-17 Divisadero Street. 350 St. Joseph's Avenue is known to be contaminated with asbestos, lead and potentially PCBs. There would be a potential for exposure to structural contamination at this site.

The following steps would be necessary for Kaiser to comply with existing regulations regarding contaminated soils and hazardous wastes at the five neighborhood sites:

- Kaiser would implement additional site studies to identify and remediate any Underground Storage Tanks (USTs), structural contamination, soil contamination or groundwater contamination that may be present at the other five locations for outpatient services buildings;
- Kaiser would employ a State of California licensed asbestos abatement contractor registered by Cal-OSHA to remove all asbestos containing building materials prior to demolition of the buildings at the other five locations for outpatient services buildings;
- Activities at the other five locations expected to disturb lead-based paint materials would be performed by licensed contractors who would manage the lead-based paint on building materials in accordance with applicable laws and regulations; and
- All structures and buildings at the other five locations would be inspected to identify the light fixtures that have PCBs.

SUMMARY

The No 2290 Geary -- Multiple Locations Alternative would decrease development at the Geary Campus by about 29 percent; overall development would be 10,000 sq. ft. less than the project. Phase 1A/2290 Geary Boulevard would not be built. This alternative would develop the Phase 1A floor area in five satellite buildings of 50,000 sq. ft. each. The satellite sites of Phase 1A would be developed in Chinatown/North Beach, Mission District, Sunset District, Downtown (C-3) District, and Bayview Hunter's Point/South Bayshore/Ingleside/Little Hollywood. A pedestrian bridge variant would not be applicable to this alternative.

Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as under the proposed project.

An amendment to the Western Addition Redevelopment Plan A-1 would be necessary under this alternative for development of Phase 2A/1455 Divisadero Street as it would be under the proposed project. Phase 1A/2290 Geary Boulevard would not be built, eliminating the intensification of medical-related use on the north side of Geary Boulevard under the proposed project. The land use and zoning considerations of developing five separate outpatient services buildings would depend on the specific location and neighborhood.

Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would have the same visual effects as the project. On the Phase 1A/2290 Geary Boulevard site, the pedestrian character created by the variety of architectural styles and uses also would remain. The effects on visual quality of the satellite sites would depend on building design and location. The effects on architectural resources from the elimination of Phase 1A/2290 Geary Boulevard would be less than the project since the buildings on the Eden Property would be retained. Effects on architectural resources at the satellite sites would depend on the location of each site.

All potential impacts related to possible disturbance of subsurface cultural resources would be avoided at the Phase 1A/2290 Geary Boulevard site. The likelihood of unearthing deeply buried artifacts or encountering near-surface artifacts at Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue would be the same as the project. The impacts at the five satellite sites would depend on the site locations. Shadow effects would be the same as the project for Phase 1B/2139 O'Farrell Street, Phase 1C/2295 Geary Boulevard, Phase 2A/1455 Divisadero Street and Phase 2B/New 350 St. Joseph's Avenue. No new shadows would be cast by Phase 1A on the surrounding vicinity or on the library and parking lot at Hamilton Recreation Center. Shadow effects from any of the five satellite sites where building designs would exceed 40 ft. in height would need to be assessed. Wind impacts at the campus would be similar to those of the

project, except that wind impacts associated with Phase 1A/2290 Geary Boulevard would be avoided. Wind effects from any of the five sites would depend on location and building design.

Employment and construction employment would be similar to the proposed project.

Because Phase 1A/2290 Geary Boulevard would not be built, there would be lower traffic volumes at all study intersections, particularly Geary/Divisadero, lower intersection and arterial impacts and lower parking demand and resultant parking impacts compared to the project. Under the No 2290 Geary -- Multiple Locations Alternative, the French Campus would be vacated, resulting in no new traffic impacts in the French Campus vicinity. Satellite sites impacts would depend on existing transportation, transit and parking conditions.

Similar amounts of noise would be produced during demolition, excavation, and construction and would affect the same receptors as the project. The elimination of the Phase 1A/2290 Geary Boulevard site would shorten the exposure period, but the noise from demolition, excavation, and construction would still be disruptive. The same construction-phase noise mitigation measures for the project would apply to this alternative, except that they also would apply at the five satellite sites. Phase 1A/2290 Geary Boulevard traffic noise effects would not increase the annoyance level at 1450 Divisadero Street as would the project. This alternative would generate levels of ROG, NO_x, and PM_{10} similar to the proposed project. The alternative would not exceed the BAAQMD's significance threshold for NO_x as would the project. The same construction-phase mitigation measures for air quality would apply to this alternative as to the project.

PROJECT SPONSOR'S REASONS FOR REJECTION

In addition to the reasons for rejecting the Reduced Campus Alternative and the No 2290 Geary - Reduced Campus Alternative the project sponsor rejects this alternative because:

- Except for sites located in M-1 and C-3 Districts, the lease or purchase of a site large enough for 50,000 sq. ft. would require assemblage of small parcels (the common lot size in San Francisco is 25 ft. wide and 100 ft. deep). With the height in NC districts and R districts usually being limited to 40 ft., assemblage of a parcel of land of sufficient size would be extremely time-consuming and costly;

- Assemblage of a large parcel of land in residential and neighborhood commercial districts outside the Geary Boulevard/Divisadero Street Special Use District would be difficult to achieve because of existing zoning constraints in many of the selected communities, would inevitably require displacement of small businesses and residential uses, and could expand institutional use into residential areas, contrary to the stated purpose of the Geary Boulevard/Divisadero Street Special Use District;

- M-1 Districts are generally located in areas with few amenities and are difficult to access by public transit by Kaiser members;

- City approval would be required for each site. If certain locations are deemed unacceptable to the City and/or neighbors, it would be difficult for Kaiser to devise a coordinated strategy for the construction of all the proposed satellite health care facilities within a reasonable time frame. Inability to implement this alternative in a reasonable time frame would force Kaiser to continue to operate in overcrowded conditions for a long period of time.

- This alternative would not meet Kaiser's objective for integrated/consolidated facilities necessary for the Comprehensive Primary Care Model for delivery of health services to its members.

For the reasons stated above, this alternative could delay Kaiser's ability to meet its existing and future outpatient services needs for an unreasonable period of time.

I. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Sections 21002 and 21081 of the California Environmental Quality Act ("CEQA") require lead agencies to adopt feasible mitigation measures or feasible environmentally superior alternatives in order to substantially lessen or avoid otherwise significant adverse environmental effects of proposed projects, unless specific social or other conditions make such mitigation measures or alternatives infeasible. Where the environmentally superior alternative also is the no-project alternative, CEQA Guidelines Section 15126(d)(4) requires the EIR to identify an environmentally superior alternative among the other alternatives. The California Court of Appeals has upheld the requirement to examine an environmentally superior alternative when the adoption of all feasible mitigation measures would leave an unmitigated significant impact (Citizens for Quality Growth *vs* City of Mount Shasta (3d Dist. 1988) 198 Cal.App.3d 433 [243 Cal.Rptr. 727]).

In the case of the Kaiser Geary Campus project, two impacts were found for which no mitigation was available that would definitively reduce the impact to a level of insignificance. First, the Level of Service (LOS) on the northbound arterial segment of Divisadero Street between Geary Boulevard and Turk Street would degrade to LOS F (an unacceptable level in the Congestion Management standard for arterials) by Year 2010. This would be the result of cumulative development, and would occur with or without the project, but Kaiser's contribution to this condition would depend on the development scenario ultimately approved. Development of the Kaiser Geary Campus as proposed would be a contributing factor to LOS deterioration, in that the number of vehicles on the arterial segment would be increased and the average speed of travel decreased, although neither would be sufficient to drop the LOS into a lower letter category due to additional project trips alone. However, the proposed project would contribute about 12 percent of the cumulative traffic volume along this arterial; Alternative B, the Reduced Campus Alternative, would contribute about 0.5 percent. Although the arterial would be at LOS F under each scenario, Alternative B would be considered environmentally superior to the project because it would contribute less to the cumulative LOS deterioration.

The second impact would be the amount of nitrogen oxides (NO_x) emitted into the atmosphere by stationary and non-stationary sources, which would exceed the 80 lb/day threshold set by the Bay Area Air Quality Management District. The level of this impact also would depend, to some extent, on the development scenario ultimately approved. All stationary sources would be required to meet the Air District's Best Available Control Technology (BACT) criteria, irrespective of development scenario, and could bring the NO_x conditions below the threshold level. However, it is possible that non-stationary sources, such as car and truck trips generated by the project or outside the project sponsor's control, could keep the NO_x conditions above the Air District's threshold. As discussed above for LOS, a development scenario that contributed less to the deterioration of NO_x conditions would be considered an environmentally superior alternative.

Alternative A, the No-Project Alternative - No-Build Variant, would avoid Kaiser's contribution to these impacts, as well as all other anticipated impacts of the proposed project at the campus, and, therefore, would be considered environmentally superior to the project. Because this is a variant of the no-project alternative, it is required that the other alternatives be examined for an environmentally superior alternative.

The No-Project Alternative - Existing Potential Buildout Variant would have at least the same unavoidable effects as the project because the zoning for the proposed project or another of similar size is in place. Consequently, another medical center of similar size could be built on the Phase 1A site by a different project sponsor resulting in similar effects when compared to the proposed project. It would not be considered environmentally superior to the proposed project. Alternative C, the No-Shadow Alternative, also would have the same unavoidable effects as the project because the reduction of the height of the Phase 1A/2290 Geary Boulevard building would be offset by additional development at 350 St. Joseph's Avenue. By definition, this alternative would have no shadow effects. The City Planning Commission and the Recreation and Parks Commission have not yet determined whether or not the shadow effects of the project would be significant; the City Planning Code prohibits approval of a project determined to have

a significant adverse shadow impact on a property under the jurisdiction of the Recreation and Parks Department.

Among the other alternatives, the four that would eliminate the Phase 1A/2290 Geary Boulevard building (Alternatives E, F, G and H) would reduce all effects of Kaiser's project at the Geary Campus, including eliminating the otherwise unavoidable NO_x, impact, and reducing Kaiser's contribution to LOS deterioration on Divisadero Street. However, each alternative would have additional off-site effects, either at the French Campus or in other neighborhoods in the City. Also, each of these alternatives contains the same zoning condition as does Alternative A, the No Project Alternative - Existing Potential Buildout Variant; existing zoning would allow a similarly sized medical center on the Phase 1A site. Therefore, these alternatives also would not be considered environmentally superior to the project.

Alternative B, Reduced Campus, and Alternative D, Reduced 2290 Geary, also would eliminate the otherwise unavoidable NO_x impact of the project as proposed and would reduce Kaiser's contribution to LOS deterioration on Divisadero Street. Alternative B would concentrate Kaiser's activities at the Geary Campus, eliminating off-site structures and effects. Alternative D would have additional off-site effects at the French Campus because there would be insufficient space to accommodate Kaiser's activities on the Geary Campus. Because the two alternatives would have some positive effects on the otherwise unavoidable impacts of the project, each would be considered environmentally superior to the project.

To select a single environmentally superior alternative from these two alternatives it would be necessary to consider effects other than the significant unavoidable impacts of the project. Alternative B appears to be the environmentally superior alternative in that the alternative's contribution to LOS deterioration would be reduced substantially, compared to the project, and that certain effects that would be eliminated in Alternative D through regulatory requirements would be avoided in Alternative B. For example, there is substantially less excavation involved under Alternative B than under Alternative D. This situation translates into less need for shoring and underpinning, less noise and vibration from excavation and pile driving, a smaller volume of

spoils to be removed from the site, fewer construction-period truck trips, less likelihood of encountering contaminated soils or groundwater, less likelihood of needing dewatering, less likelihood of disturbing buried cultural artifacts. Many of these activities are regulated and would be monitored for compliance under both alternatives, but many of them would not occur, or would be of lesser extent, at the various building sites under Alternative B than under Alternative D. Concentrating Kaiser's activities at the Geary Campus would result in a Phase 1A building with the same size above-ground component as the proposed project, but would eliminate much of the proposed project's underground parking and all Kaiser-related traffic to and from the French Campus. For the reasons stated above, Alternative B would be considered the environmentally superior alternative.

VIII. DRAFT EIR DISTRIBUTION LIST

Copies of this Draft EIR or notices of its availability and Draft EIR hearing were mailed or delivered to the following public agencies, organizations, and individuals.

FEDERAL AND STATE AGENCIES

California Department of Transportation
Transportation Planning
P.O. Box 23660
Oakland, CA 94623-0660
Attn: Gary Adams

Northwest Information Center
California Archaeological Inventory
Department of Anthropology
Sonoma State University
Rohnert Park, CA 94928
Attn: Christian Gerike

REGIONAL AGENCIES

Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604
Attn: Sally Germain

Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109
Attn: Joseph Steinberger

Regional Water Quality Control Board
2101 Webster Street
Oakland, CA 94612
Attn: Steven Hill

CITY AND COUNTY OF SAN FRANCISCO

San Francisco Redevelopment Agency Commission
770 Golden Gate Avenue
San Francisco, CA 94102
Attn: Patsy R. Oswald, Secretary
Jon Henry Kouba, President
Darshan Singh, Vice President
Leroy King
James Morales
Manuel A. Rosales
Lynette Sweet
Benny Y. Yee
Clifford W. Graves, Executive Director

San Francisco City Planning Commission
1660 Mission Street
San Francisco, CA 94103
Attn: Linda Avery, Secretary
Susan Lowenberg
Hector Chinchilla
Esther Marks
Lawrence B. Martin
Beverly Mills
Dennis A. Antenore
Cynthia Joe

CITY AND COUNTY OF SAN FRANCISCO (cont.)

Landmarks Preservation Advisory Board
1660 Mission Street, 5th Floor
San Francisco, CA 94103
Attn: Vincent Marsh, Secretary
Michael Crowe, President
Denise Lapointe, Vice President
Ina Dearman
Donna Levitt
Suheil Shatara
Nancy L. Ho-Belli
Penney Magrane
Daniel Riedy

San Francisco Recreation and Parks Commission
McLaren Lodge, Golden Gate Park
Fell and Stanyan Streets
San Francisco, CA 94117
Attn: Margaret McArthur, Secretary
Vincent Rovetti, President
John Moylan, Vice President
Eugene Friend
Elizabeth McArdle-Salamon
Steven Brattesani
Rev. Yvette Flumder
Angelo Quaranta

Bureau of Energy Conservation
Hetch Hetchy Water & Power
1155 Market Street, 4th Floor
San Francisco, CA 94103
Attn: John Deakin, Director

Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103
Attn: Frank Chiu, Director

Department of Public Health,
Bureau of Environmental Health Management
201 Grove Street
San Francisco, CA 94102
Attn: Thomas Rivard

Division of General Engineering Services
30 Van Ness Avenue, 5th Floor
San Francisco, CA 94102
Attn: Margaret Divine

Mayor's Office of Community Development
25 Van Ness Ave., Suite 700
San Francisco, Ca 94102
Attn: Priscilla Watts, Director

Mayor's Office of Housing
10 U.N. Plaza
San Francisco, CA 94102
Attn: Barbara Smith

Police Department, Planning Division
Hall of Justice
850 Bryant Street
San Francisco, CA 94103
Attn: Lt. James Molinari

Public Utilities Commission
1155 Market Street
San Francisco, CA 94102
Attn: Anson B. Moran, General Manager

CITY AND COUNTY OF SAN FRANCISCO (cont.)

San Francisco Department of Parking & Traffic
Traffic Engineering Division
25 Van Ness Avenue
San Francisco, CA 94102
Attn: Mark Rand

San Francisco Department of Public Works
Bureau of Street Use and Mapping
875 Stevenson Street, Room 465
San Francisco, CA 94103
Attn: Denise Brady

San Francisco Fire Department
Division of Planning & Research
260 Golden Gate Avenue
San Francisco, CA 94102
Attn: Howard L. Slater

San Francisco Municipal Railway
MUNI Planning Division
949 Presidio Avenue, Room 204
San Francisco, CA 94115
Attn: Peter Straus

San Francisco Public Utilities Commission
425 Mason Street, 4th Floor
San Francisco, CA 94102
Attn: Bruce Bernhard

San Francisco Redevelopment Agency
770 Golden Gate Avenue
San Francisco, CA 94102
Attn: Thomas Conrad

San Francisco Recreation & Park Department
McLaren Lodge, Golden Gate Park
Fell and Stanyan Streets
San Francisco, CA 94117
Attn: Deborah Learner

San Francisco Real Estate Department
25 Van Ness Avenue, 4th floor
San Francisco, CA 94102
Attn: Anthony Delucchi, Director of Property

San Francisco Water Department
Distribution Division
425 Mason Street
San Francisco, CA 94102
Attn: Hans Bruno, Assistant Manager

LOCAL NEIGHBORHOOD ORGANIZATIONS

Kaiser Community Task Force Meeting Members

Sharon Alford
Carol Antle
Alice Suet Yee Barkley, Esq.
Jan Bolaffi
Gloria Brown
Mildred Burrell
Essie Collins
Keith Consoer
Wayne Morris Corn
John B. Corsiglia
Rev. Tim Dupre
Charlotte Elam
Shelby Garcia
Beverly Hayon

LOCAL NEIGHBORHOOD ORGANIZATIONS (cont.)

Kaiser Community Task Force Meeting Members (cont.)

Noah Kahn
Harold Kaufman
Rev. & Mrs. Langston
Sidney Martin
Jake McGoldrick
Sylvester McGuire
Barbara Meskunas
Ron Miguel
D. Minor
George Mix
O. Irving Molback
Leo Murphy
Jack Noyes, MD
Indrajit Obeysekere
George Patterson
Richard Pettingill
Leon McHenry
Mary Helen Rogers
Jackie Sachs
Isaac Safdie
Pat Schultz
Michael Sheats
Walter Shimek
Al Sodini
Robert L. Speer
Una Tutson
Patricia Vaughey
Margaret Verges
Paul von Beroldingen
William Wahrhaftig
Shirley Wysinger

Alamo Square Association
P.O. Box 15372
San Francisco, CA 94115
Attn: Holly Etlin

Beideman Area Neighborhood Group
1970 Ellis Street
San Francisco, CA 94115
Attn: Robyn McBurney, President

Booker T. Washington Community Center
800 Presidio Avenue
San Francisco, CA 94115
Attn: James Grant

Coalition for San Francisco Neighborhoods
628 Ashbury St.
San Francisco, CA 94117
Attn: President

Condominium Owners Association
66 Cleary Court, Lobby Office
San Francisco, CA 94109
Attn: John Friedlander, V.P. for External Affairs

Ella Hill Hutch Community Center
1050 McAllister Street
San Francisco, CA 94115
Attn: Lefty Gordon

Fillmore Merchants & Imp. Assn.
2130 Fillmore Street #155
San Francisco, CA 94115-2224
Attn: President

Lower Pacific Heights Neighborhood Assn.
2516 Sutter Street
San Francisco, CA 94115
Attn: Gene Mayo

LOCAL NEIGHBORHOOD ORGANIZATIONS (cont.)

Golden Gate Community Association
1985 Golden Gate Ave.
San Francisco, CA 94115
Attn: Mike Saracina, President

Greater Divisadero Business Association
2852 ½ California Street
San Francisco, CA 94115
Attn: Allen Simpson, President

Greater Geary Boulevard Merchants Assoc.
P.O. Box 590667
San Francisco, CA 94159
Attn: George M. Patterson, President

Hayes Valley Comm. Develop. Corp.
584 Page Street
San Francisco, CA 94117
Attn: Raymond Zablotny, Res Com.

Hayes Valley Neighborhood Coalition
c/o John Muir School
380 Webster St. Rm 6
San Francisco, CA 94117

Hayes Valley Res. & Merchants Assn.
568 Hayes Street
San Francisco, CA 94102
Attn: Russell Pritchard

Japanese Community Youth Council
1596 Post Street
San Francisco, CA 94109
Attn: Jeff K. Mori, Executive Director

Japantown Merchants Association
1675 Post Street
San Francisco, CA 94115
Attn: Osamu Machida, President

Jordan Park Improvement Assoc.
131 Jordan Avenue
San Francisco, CA 94118
Attn: Tina Bartlett

Kimochi Inc.
1840 Sutter St., #208
San Francisco, CA 94115
Attn: Steve Nakajo, Executive Director

Nihonmachi Little Friends
2031 Bush Street
San Francisco, CA 94115
Attn: Cathy Inamasu, Executive Director

Nihonmachi Comm. Development Corp.
1698 Post Street
San Francisco, CA 94115

Nihonmachi Merchants Association
c/o Kintetsu Co.
1790 Post Street
San Francisco, CA 94115
Attn: Hisao Hiro, President

North of Panhandle Neigh. Assoc.
P.O. Box 591504
San Francisco, CA 94159-1504
Attn: Leo Scott, President

LOCAL NEIGHBORHOOD ORGANIZATIONS (cont.)

Oak-Fillmore Neighborhood Assn.
519 Webster Street
San Francisco, CA 94117
Attn: Fran DeNoto, President

Pacific Heights Residents Assoc.
2585 Pacific Avenue
San Francisco, CA 94115
Attn: Charlotte Maeck

Planning Association for the Richmond
129 24th Avenue
San Francisco, CA 94121
Attn: Peter Winkelstein

Presidio Heights Assn. of Neighbors
P. O. Box 29503
San Francisco, CA 94129
Attn: Walter S. Newman, President

Richmond Environmental Action
780 Frederick Street
San Francisco, CA 94117
Attn: Paul Wright

San Franciscans for Neighborhood Enterprise
3700 Sacramento Street
San Francisco, CA 94118
Attn: Merv Silberberg, President

Western Addition Senior Citizens Center
1390 Turk Street
San Francisco, CA 94115

OTHER GROUPS/ORGANIZATIONS

AIA
San Francisco Chapter
130 Sutter Street
San Francisco, CA 94104
Attn: Bob Jacobvitz

Bethea Wilson & Associates
Art In Architecture
2028 Scott, Suite 204
San Francisco, CA 94115

Artists Equity Assn.
27 Fifth Avenue
San Francisco, CA 94118
Attn: Richard Mayer

Baker & Mckenzie
Two Embarcadero Center
24th Floor
San Francisco, CA 94111
Attn: William F. Dietrich

Bay Area Council
200 Pine Street, Suite 300
San Francisco, CA 94104-2702

Blayney-Dyett
70 Zoe Street
San Francisco, CA 94103
Attn: Michael Dyett

OTHER GROUPS/ORGANIZATIONS (cont.)

Breitman Co.
120 Howard Street, Suite 440
San Francisco, CA 94105
Attn: Frank Young

Brobeck, Phleger, Harrison
One Market Plaza
San Francisco, Ca 94105
Attn: Susan R. Diamond

Cahill Contractors, Inc.
425 California Street, Suite 2300
San Francisco, CA 94104
Attn: Jay Cahill

Chicago Title
388 Market Street, 13th Floor
San Francisco, CA 94111
Attn: Carol Lester

Chickering & Gregory
615 Battery Street, 6th Floor
San Francisco, CA 94111
Attn: Ken Soule

Chinatown Resource Center
1525 Grant Avenue
San Francisco, CA 94133

Coblentz, Cahen, McCabe and Breyer
222 Kearny Street, 7th Floor
San Francisco, CA 94108
Attn: Dennis Purcell

Council of Community Housing Organizations
409 Clayton Street
San Francisco, CA 94117
Attn: Calvin Welch

Cushman & Wakefield of California, Inc.
Bank of America Center
555 California Street, Suite 2700
San Francisco, CA 94104
Attn: Wayne Stiefvater
Lawrence Farrell

David Rhoades & Associates
400 Montgomery Street, Suite 604
San Francisco, CA 94104

Downtown Association
582 Market Street
San Francisco, CA 94105

Eco/Plan International
310 B Salem Street
Chico, CA 95928
Attn: Albert Beck

Environmental Science Associates, Inc.
301 Brannan St., Suite 200
San Francisco, CA 94107

Fan & Associates
Architecture & Planning, Inc.
580 Market Street, Suite 300
San Francisco, CA 94104
Attn: Robert Fan

OTHER GROUPS/ORGANIZATIONS (cont.)

Farella, Braun & Martel
235 Montgomery Street
San Francisco, CA 94104
Attn: Sandra Lambert

Food and Fuel Retailers For Economic Equality
770 L Street, Suite 960
Sacramento, CA 95814
Attn: Doug Stevens, State Coordinator

Gensler and Associates
550 Kearny Street
San Francisco, CA 94103
Attn: Peter Gordon

Gladstone & Vettel, Attorneys at Law
177 Post Street, Penthouse
San Francisco, CA 94108
Attn: Steven L. Vettel

Goldfarb & Lipman
One Montgomery Street
West Tower, 23rd Floor
San Francisco, CA 94104
Attn: Paula Crow

Gruen, Gruen & Associates
564 Howard Street
San Francisco, CA 94105

Service Employees International Union
560 20th Street
Oakland, CA 94612
Attn: Catha Wathman

Western Development Group
100 First Street, #2350
San Francisco, CA 94105
Attn: Paula Collins

Institute of Government Studies
109 Moses Hall
University of California
Berkeley, CA 94720

Sanger & Olson
1 Embarcadero Center, 12th Floor
San Francisco, CA 94111
Attn: John Sanger, Esq.

Jon Twitchell Associates
4419 Moraga Ave.
Oakland, CA 94611

Kaiser Permanente
Community Relations
4141 Geary Boulevard, #411
San Francisco, CA 94118
Attn: Beverly Hayon

Kaplan/McLaughlin/Diaz
222 Vallejo Street
San Francisco, CA 94111
Attn: Jan Vargo

Montgomery Capital Corp.
244 California St.
San Francisco, CA 94111
Attn: Jerry Tone

OTHER GROUPS/ORGANIZATIONS (cont.)

Morrison & Foerster
345 California Street
San Francisco, CA 94104
Attn: Jacob Herber

Munsell Brown
950 Battery
San Francisco, CA 94111
Attn: Valerie Hersey

National Lawyers Guild
558 Capp Street
San Francisco, CA 94110
Attn: Regina Sneed

Nichols-Berman
142 Minna Street
San Francisco, CA 94105
Attn: Louise Nichols

Page & Turnbull
724 Pine Street
San Francisco, CA 94109

Patri-Burhage-Merken
400 Second Street, Suite 400
San Francisco, CA 94107
Attn: Marie Zeller

Perini Corporation
75 Broadway
San Francisco, CA 94111
Attn: Christopher Scales

Pillsbury, Madison & Sutro
P.O. Box 7880
San Francisco, CA 94120
Attn: Marilyn L. Siems

Planning Analysis & Development
50 Francisco Street
San Francisco, CA 94133
Attn: Gloria Root

Ramsay/Bass Interest
3756 Grant Avenue, Suite 301
Oakland, CA 94610
Attn: Peter Bass

Reuben & Cera
655 Montgomery St., 16th Floor
San Francisco, CA 94111
Attn: James Reuben

Rockefeller & Assoc. Realty L.P.
Four Embarcadero, Suite 2600
San Francisco, CA 94111-5994
Attn: Herb Lembcke, FAIA

Rothschild & Associates
244 California Street, Suite 500
San Francisco, CA 94111
Attn: Thomas N. Foster

Royal Lepage Commercial Real Estate Services
353 Sacramento Street, Suite 500
San Francisco, CA 94111
Attn: Richard Livermore

OTHER GROUPS/ORGANIZATIONS (cont.)

San Francisco Beautiful
41 Sutter Street, #709
San Francisco, CA 94104
Attn: Donna Casey, Exec. Director

San Francisco Building & Construction Trades Council
2660 Newhall Street, #116
San Francisco, CA 94124-2527
Attn: Stanley Smith

San Francisco Chamber of Commerce
465 California Street
San Francisco, CA 94104

San Francisco Tomorrow
54 Mint Street, Room 400
San Francisco, CA 94103
Attn: Tony Kilroy

San Francisco Planning & Urban Research Association
312 Sutter Street
San Francisco, CA 94108

San Francisco Labor Council
660 Howard Street
San Francisco, CA 94105
Attn: Walter Johnson

Sedway Cooke Associates
300 Montgomery Street, Suite 200
San Francisco, CA 94104

Shartsis Freise & Ginsburg
One Maritime Plaza, 18th Floor
San Francisco, CA 94111
Attn: Dave Kremer

Sierra Club
730 Polk Street
San Francisco, CA 94109

Skidmore, Owings & Merril
333 Bush Street
San Francisco, CA 94104
Attn: John Kriken

Solem & Associates
545 Mission Street
San Francisco, CA 94105
Attn: Olive Lewis

Square One Film & Video
725 Filbert Street
San Francisco, CA 94133

Steefel, Levitt & Weiss
199 - 1st Street
San Francisco, CA 94105
Attn: Robert S. Tandler

Sunset Action Committee
1501 Lincoln Way, #503
San Francisco, CA 94122
Attn: John Bardis

OTHER GROUPS/ORGANIZATIONS (cont.)

The Eden Group
4 Embarcadero Center, 47th floor
San Francisco, CA 94117

The Foundation for San Francisco's Architectural Heritage
2007 Franklin Street
San Francisco, CA 94103
Attn: David Bahlman, Executive Director

The Jefferson Company
3652 Sacramento Street
San Francisco, CA 94118

UCSF
Capital Planning Department
145 Irving Street
San Francisco, CA 94122
Attn: Bob Rhine

UCSF Campus Planning
1855 Folsom Street, #566
San Francisco, CA 94143-0286
Attn: Michelle Schaefer

MEDIA

Associated Press
1390 Market Street, Suite 318
San Francisco, CA 94102
Attn: Bill Shiffman

Greenwood Press, Inc.
P.O. Box 5007
Westport, Conn 06881-9900
Attn: Eric LeStrange

San Francisco Bay Guardian
2700 - Nineteenth Street
San Francisco, CA 94110
Attn: Patrick Douglas, City Editor

San Francisco Chronicle
925 Mission Street
San Francisco, CA 94103
Attn: Elliot Diringer

San Francisco Examiner
P.O. Box 7260
San Francisco, CA 94120
Attn: Gerald Adams

San Francisco Business Times
275 Battery Street, Suite 940
San Francisco, CA 94111
Attn: Tim Turner

Tenderloin Times
146 Leavenworth Street
San Francisco, CA 94102
Attn: Rob Waters

The Sun Reporter
1366 Turk Street
San Francisco, CA 94115

LIBRARIES

Stanford University Libraries
Jonsson Library of Government Documents
State & Local Documents Division
Stanford, CA 94305

Document Library (4 copies)
City Library - Civic Center
San Francisco, CA 94102
Attn: Kate Wingerson

Government Publications Department
San Francisco State University
1630 Holloway Avenue
San Francisco, CA 94132

Hastings College of the Law - Library
200 McAllister Street
San Francisco, CA 94102-4978

INDIVIDUALS

Georgia Brittan

David Cincotta

Karen Hagewood

Sue Hestor, Esq.

Larry Mansbach

Cliff Miller

Mrs. Dorice Murphy

Mrs. G. Bland Platt

Ken Ton

Joel Ventresca

Stephen Weicker

Eunice Willette

ADJACENT PROPERTY OWNERS

Property owners and occupants on facing blocks, approximately 1,000 people, were sent notices of availability of the Draft EIR and Draft EIR public hearing. A complete copy of the distribution listing is available in the Department of City Planning office at 1660 Mission Street, as part of case file # 95.102E.

NOTICE THAT AN ENVIRONMENTAL IMPACT REPORT (EIR) IS DETERMINED TO BE REQUIRED

DATE: March 8, 1996

LEAD AGENCY: Planning Department, City & County of San Francisco, 1660 Mission Street, SF CA 94103
AGENCY CONTACT PERSON: JOHN BILLOVITS TELEPHONE: (415) 558-6390

PROJECT TITLE: Case # 95.102E, Kaiser San Francisco Medical Center Master Plan

SPONSOR: Kaiser Permanente and The Eden Group
PROJECT CONTACT PERSON: Alice Barkley (for Kaiser), (415) 775-0495
Robert Thompson (for The Eden Group), (415) 434-9100

PROJECT ADDRESS: Kaiser San Francisco Medical Center Geary Campus Vicinity (Blocks generally bounded by Garden Street to the north, Broderick Street and St. Joseph's Avenue to the west, O'Farrell Street to the south, and Divisadero Street to the east - see attached maps and description for further details)

ASSESSOR'S BLOCK AND LOT: 1079 / 5, 5A, 6, 7, 8, 9, 9A, 10, 11, 12; 1098 / 9, 38, 50; 1101 / 22
CITY AND COUNTY: San Francisco

PROJECT DESCRIPTION: The project is a series of new building projects in accordance with a proposed long-term development plan for Kaiser's Geary Campus. The plan is intended to increase medical office/out-patient service space and off-street parking, and consolidate Kaiser facilities at the Medical Center's Geary Campus through the phased development of a number of major new buildings. Refer to attached materials for more detail.

THE PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance). The Environmental Impact Report will meet the requirements of the California Environmental Quality Act (CEQA). Potential environmental effects of the proposed project to be evaluated in the EIR are listed in the attached materials.

The deadline for filing of an Appeal of this Determination to the City Planning Commission is March 21, 1996. An appeal requires : (1) a letter specifying the grounds for the appeal, and (2) a $206 filing fee.

The public is invited to comment on the scope of the EIR. Such comments must be received by April 12, 1996 to ensure consideration in preparing the Draft EIR.

Barbara W. Sahm
Environmental Review Officer

95.102E, KAISER SAN FRANCISCO MEDICAL CENTER MASTER PLAN EIR

INTRODUCTION

This notice has been distributed to property owners, residents and neighborhood organizations adjacent to the Kaiser Medical Center Geary Campus to advise you that an application has been submitted to the Planning Department to conduct an environmental review of proposed new medical office buildings at the Kaiser Geary Campus, and that an Environmental Impact Report (EIR) has been determined to be required. This notice is to inform you that the preparation of this EIR is underway, and to solicit your input regarding environmental issues and information to be included in the Draft EIR. A summary project description and map of the affected area are included on the following pages. More information on the project and the environmental review process can be obtained by calling the contact person at the number listed on the front page. Please feel free to pass this notice along to anyone else you know who might be interested.

The Planning Department has determined that an Environmental Impact Report (EIR) is required in this case to analyze a number of substantial environmental issues. The Planning Department will be the Lead Agency responsible for preparation of the EIR, and has begun scoping studies and accumulating background information. Primary environmental issues to be analyzed in the EIR include: traffic, air quality, noise, shadow, wind, geotechnical, hazardous materials, cultural resources and others. The EIR will evaluate a number of alternatives to the proposed project and will develop mitigation measures designed to reduce significant environmental effects. See the following discussions for more information on issues and alternatives.

PUBLIC COMMENT

At this time we are simply advising you that this EIR process is now underway. If you have particular concerns or information regarding the potential environmental effects of this proposal, we would like to hear from you to make sure your environmental concerns and information are included in the EIR. To help us do this, please callor write the contact person listed on the front page with your comments or questions prior to April 12, 1996 - we encourage your involvement.

Some months from now the Planning Department will publish a Draft EIR for public review and comment, and a hearing on its content will be held by the City Planning Commission. If you received this notice, you will also receive mailed notice of the Draft EIR availability and date of the public hearing at the time that the Draft EIR is published. All comments received during the Draft EIR public comment period and at the public hearing will be formally responded to in writing in a subsequent Comments and Responses document that will be considered by the Planning Commission, along with any revisions to the Draft EIR, before the EIR can be certified as Final.

The purpose of this environmental review process is to provide decision-makers and the general public with objective information regarding the physical environmental effects of a proposed project. In accordance with State law, public decision makers (i.e., the City Planning Commission, and the San Francisco Redevelopment Agency Commission) must consider and make certain findings regarding the information contained in the environmental documentation prior to an approval action. An EIR does not consider the appropriateness or merits of a project, or make recommendations on its approval or denial. These approval decisions would occur some time after the EIR process has concluded, with their own separate public notifications and hearings.

PROJECT DESCRIPTION

The project is a series of new developments at and near the existing Kaiser San Francisco Medical Center Geary Campus in accordance with a long-term plan proposed by Kaiser for their facilities. In general, the proposal would increase medical office space for outpatient services, expand parking, and consolidate Kaiser uses at the Geary Campus by relocating them from leased space in various off-campus buildings. The individual development projects constituting the Kaiser San Francisco Medical Center Master Plan involve the demolition of a number of buildings, excavation and construction of underground parking structures several levels deep, and the construction of a number of larger new buildings three to eight stories in height. This development is planned to occur in two basic phases - those prior to the year 2000 and those from the year 2000 through 2010.

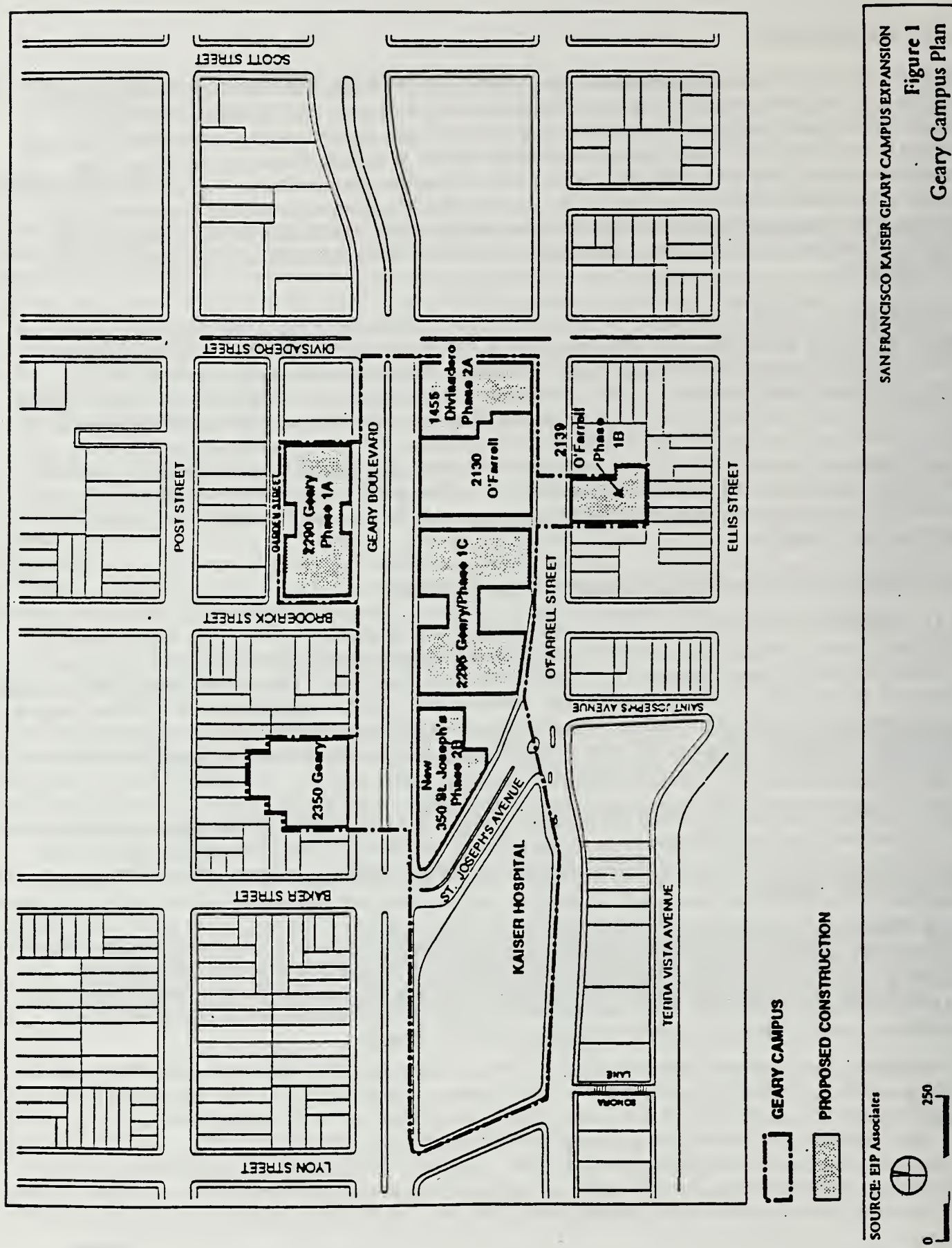
The proposal would result in a net increase of approximately 445,000 gross square feet of building area at the Kaiser Geary Campus by the year 2000, and an additional net increase of about 193,000 square-feet by the year 2010. Total net increase in building area under the plan would be approximately 638,000 square-feet, excluding underground parking space. Existing Kaiser uses now occupy approximately 580,000 gross square-feet of building space in the Geary Campus area. A total of about 1,220 net new off-street parking spaces would be created overall under the Plan, slightly more than doubling the existing off-street parking, which is about 1,200 spaces. Approximately 750 spaces would be added by the year 2000 under Phase 1 of the Plan, with about 470 more added by the year 2010 under Phase 2. The specific project components contained in each of the proposed phases are summarized below and keyed to Figure 1, which displays the various component project locations.

Phase 1, Developments Planned For Construction By The Year 2000:

Phase 1A - Demolition of all existing commercial and residential structures (including a total of eight dwelling units) at 11-45 Garden Street and 2232-2296 Geary Boulevard (approximately the western two-thirds of the block on the north side of Geary Boulevard bounded by Broderick, Garden and Divisadero Streets), and construction of an eight-story medical office building containing about 260,000 square-feet of outpatient service space and ground floor retail/support space. This building would be approximately 105 feet tall and would include underground parking for about 530 cars in a seven-level underground parking garage. The new building's address would be 2290 Geary Boulevard.

Phase 1B - Demolition of a small medical office building located at 2139 O'Farrell Street, and construction of a new 21-unit residential building of three stories above a garage containing 21 off-street parking spaces. The existing 21-unit apartment building at 1401-1417 Divisadero Street would be demolished after completion of the new replacement building.

Phase 1C - Demolition of the existing six-story, 486-space parking garage at 2190 O'Farrell Street, the existing 2200 O'Farrell Street Outpatient Services Building and removal of the existing one-story modular annex building and trailers on the parking lot facing Geary Boulevard, and construction of an eight-story medical office building at 2295 Geary Boulevard containing about 350,000 square-feet of outpatient service space above a six-level undergound parking garage of about 700 spaces.



SAN FRANCISCO KAISER GEARY CAMPUS EXPANSION

Figure 1
Geary Campus Plan

Phase 2, Developments Planned For Construction Between Year 2000 And 2010:

Phase 2A - Construction of a new six-story building at 1401-1417 Divisadero Street (at the southwest corner of Divisadero Street and Geary Boulevard) approximately 80 feet in height, containing about 127,000 square-feet of medical office / outpatient service space above a four-level, 200-space underground parking garage. The new building's address would be 1455 Divisadero Street.

Phase 2B - Demolition of the existing administrative and ancillary services building at 350 St. Joseph's Avenue, and construction of a new three-story building containing approximately 97,000 square-feet of administrative office and ancillary service space above a five-level, 270-space underground parking garage.

PROJECT APPROVALS

The project area includes properties within the jurisdiction of both the Planning Department and the San Francisco Redevelopment Agency. The Phase 1A project, located in the Geary Boulevard / Divisadero Street Special Use District, is in the jurisdiction of the Planning Department and would be subject to design review by the City Planning Commission pursuant to the controls for the Special Use District. A Planned Unit Development approval and agreement between the Planning Department and the Redevelopment Agency would be required to authorize the proposed transfer of development rights between the land under the jurisdiction of the City Planning Department and the land under the jurisdiction of the Redevelopment Agency within Block 1098 and Block 1101, Lot 22, if needed. The projects included in Phases 1B, 1C and 2A would require design review and approval of an Owner Participation Agreement by the Redevelopment Agency Commission and design review by the City Planning Commission. An amendment to the Western Addition A-1 Redevelopment Plan may be needed to reclassify a portion of the Phase 2A property from residential to commercial use. If the Redevelopment Plan land use controls expire prior to the development of Phase 2A, then jurisdiction would revert to the City Planning Commission, and the project would require a Conditional Use approval from the City Planning Commission due to the proposed use, lot size and use size. A Conditional Use authorization from the City Planning Commission would be required for the Phase 2B project due to the proposed use, lot size and use size.

ENVIRONMENTAL ISSUES TO BE INCLUDED IN THE EIR

The Kaiser San Francisco Medical Center Master Plan EIR will evaluate the environmental impacts of all developments and activities proposed in Kaiser at the Geary Campus. Building proposals slated to occur prior to the year 2000 will be analyzed at a project-specific level of detail. Longer-term developments planned for between the year 2000 and 2010 will be analyzed at a more general programmatic level, as specifically as available project information will allow. Issues to be evaluated in the EIR include the following:

Aesthetics / Visual Quality - Impacts on neighborhood character, aesthetics, views, potential glare.

Land Use - Impacts of land use changes, intensification, relationship to land use controls.

Transportation - Vehicle circulation on local roadways, parking, transit service and pedestrian impacts, including facility operation and construction-related impacts.

Noise - Construction, facility operation and traffic noise.

Air Quality - Construction, facility operation and vehicle emissions.

Shadow - Shadow impacts on Hamilton Recreation Center, and nearby properties.

Wind - Wind effects on adjacent public streets and open spaces.

Utilities and Public Services - Ability of service providers to serve project development adequately.

Geology - Geologic hazards and soil stability affecting construction and project design.

Hydrology - Effects on local groundwater, including construction-related dewatering.

Hazards - Potential exposure to hazardous soil contamination during project construction, use and regulation of hazardous materials.

Cultural Resources - Potential impacts on archaeological and architectural resources in the project area.

PROJECT ALTERNATIVES TO BE EVALUATED IN THE EIR

The California Environmental Quality Act (CEQA) requires that EIRs evaluate alternatives to the proposed project which are designed to meet generally the objectives of the project sponsor and reduce or avoid potentially significant physical environmental impacts. At this time the following project alternatives are under consideration for analysis in the Draft EIR:

No Project Alternative - Considers the relative environmental effects of not developing the proposed project.

Reduced Scale Alternatives:

- Reduce intensity of proposed development south of Geary Boulevard by about 25% and reduce the amount of parking developed under Phase 1A.
- Reduce height of Phase 1A and 1C buildings by one floor, avoiding possible shading of Hamilton Park.
- Reduce size of Phase 1A development by approximately 50%, to a four-story building and reduce the amount of parking developed on both the north and south sides of Geary Boulevard.
- No Phase 1A building, remainder of Plan south of Geary Boulevard built as proposed.
- No Phase 1A building, intensify development/use of French Campus site on the south side of Geary Boulevard between 5th and 6th Avenues by retaining existing 4141 Geary medical office building and constructing approximately 250,000 square-feet of medical office space with underground parking for about 740 cars.
- No Phase 1A building, intensify development within the existing Geary Campus on the south side of Geary Boulevard to the maximum allowable, by increasing scale of Phase 2B building at 350 St Joseph's Avenue from three to seven stories, with parking for about 400 cars in a six-level underground garage.

Alternative Locations:

- Develop several smaller satellite medical office buildings in various neighborhoods citywide, rather than concentrating development at the Geary Campus.

- Relocate entire Kaiser Medical Center by developing a new campus at a new location within the City; the feasibility/availability of alternative sites would be explored.

FOR MORE INFORMATION

For more information on the EIR process, please contact:

John Billovits, Planner
San Francisco Planning Department
Office of Environmental Review
1660 Mission Street
San Francisco CA 94103
(415) 558-6390

B. PROJECT SPONSOR'S OBJECTIVES AND PLANNING BACKGROUND

The following information is provided by the project sponsor to supplement the project sponsor's objectives and planning background sections in II.C. Project Description, p. 43 and pp. 53-56.

PROJECT SPONSOR'S OBJECTIVES

In order to evaluate both the Geary Campus Project and the feasibility of alternatives to the project, a detailed statement of the project sponsor's objectives is appropriate.

1. Consolidation and Centralization of Facilities

The underlying purpose for consolidation and expansion of Kaiser's existing health care facilities into a single campus is the centralization of its services. Centralization of medical care facilities fosters comprehensive health care and enables all elements of a complex health care delivery system to interact efficiently with each other. The new medical office buildings proposed by Kaiser have been designed to accommodate a typical clinic module based on a new practice model that includes an expanded role for primary medical care, a concept developed in response to the shift in health care from inpatient to outpatient care. With this new prototype, the Comprehensive Primary Care (CPC) model, all services for Adult Medicine, including Internal Medicine, Surgery, Obstetrics/Gynecology and related support and specialized services, can all be provided at the same location. Not only does this model facilitate provision of comprehensive health care services but the safety of controlled practice and the consolidation of expertise are additional benefits of centralization. Centralized expertise achieves cost savings as well as brings about a common and more comprehensive approach to care. Having one set of standards saves training costs, increases the flexible use of nursing and other support staff and ensures quality control. Centralizing different practice groups also enhances communication among different specialty areas and general medicine, an important aspect of professional practice.

To implement this model requires the provision of certain minimum-sized modules or templates on each floor. Each module must contain a sufficient number of physicians' offices, examination rooms and other support services to enable each one of these modules to function as an interdisciplinary Primary Care model.

The CPC template for clinical services that is proposed for the Phase 1A/2290 Geary Boulevard building will meet the goal of accommodating varying and changing practice models and patient populations over the life of the building. The floor plan for the Phase 1A/2290 Geary Boulevard building reflects the optimal configuration for the CPC prototype. It has been designed with floor plates offering the flexibility to house two 16-provider clinics on each floor, with 32 examination rooms per clinic. Each clinic can operate independently or in conjunction with each other, with staffing by physicians of various specialties and subspecialties. The multi-disciplinary team of providers can address a variety of needs of any patient coming to the facility to receive health care. Patients receiving chemotherapy or HIV infusion treatment (located on the top floor of Phase 1A/2290 Geary Boulevard) would have immediate and direct access to other specialists located elsewhere in the building from whom treatment of related medical problems is needed and they would be near the hospital should they require hospitalization. All patients would have the ability to obtain the services of more than one provider in a single visit, rather than multiple visits at more than one facility.

The physical program for a 260,000-sq.-ft. structure at Phase 1A/2290 Geary Boulevard responds to the need for capacity to accommodate not only numerous specialty practice areas, but also space for alleviation of over crowding in its existing facilities. Currently, health care providers at the Medical Center are working in overcrowded conditions: they share offices and there is one examination room per provider. Nearly double the number of providers than intended in the original design and construction are housed in the existing facilities.

In short, a minimum of 260,000 sq. ft. of space is required at Phase 1A/2290 Geary Boulevard to alleviate the current overcrowding, to provide sufficient space to ensure efficient outpatient services in one location for Kaiser's Adult Medicine (internal medicine and surgical subspecialties), and to provide space for specialized services/treatment, including chemotherapy.

HIV infusion, diagnostic imaging and laboratories. The Phase 1A/2990 Geary Boulevard building will merely absorb providers and staff currently located in existing campus facilities.

2. Planning Flexibility

The creation of a consolidated campus with adjacent sites available for further expansion provides reserve capacity to accommodate the projected future growth in Kaiser's membership. In addition, in the event that health care or Medicare reform substantially increases access to and/or utilization of health care services, Kaiser will need adequate flexibility to maintain or increase its core services at the Geary Campus.

3. Affordable Health Care Services

The project sponsor's studies indicate that competitive market conditions are forcing managed health care providers to cut costs and to translate these cost savings into more affordable membership rates. Significant economies of scale can be achieved by consolidating health care services at a single campus location. A centralized campus creates operational synergies between the various medical departments, it allows Kaiser to deploy its physicians and other provider resources more efficiently and affordably and it eliminates or substantially reduces the need for duplicative equipment and services. For example, it allows for the utilization of a single diagnostic imaging center and laboratory space to serve the needs of the entire campus.

Centralization will, in itself, reduce operational costs and enable Kaiser to provide more affordable health care to its members. The added expense of multiple outpatient facilities is substantial. This cost ultimately would be borne by Kaiser members in the form of health plan fee increases, contrary to the critical national objective to make health care affordable and therefore available to the public. Health care managers must achieve cost savings to respond to this national objective.

4. Health Education

Preventive care through health education has been acknowledged by medical professionals and other experts in the field as essential to the reduction in the societal cost of medical care and the overall burden on medical care facilities. As the general population increases and ages, preventive care will become a critical, constituent element of the health care system. Construction of the Project will enable Kaiser to provide on-site health programs and dissemination of information to its membership in the most efficient and effective manner.

5. Replacement of Outmoded Facilities

Many of the existing structures on the Geary Campus are outmoded and do not meet current seismic and other life safety standards. Replacement of these structures with new state-of-the-art facilities that conform with life safety, fire and seismic Building Code requirements will allow Kaiser to provide comprehensive care in a safe environment.

6. Construction of New Facilities for Outpatient Services

Construction of new buildings will allow the project sponsor to modernize its existing operations by creating state of the art facilities and functionally integrated buildings, utilizing a CPC model for individual clinics. Rehabilitation of existing facilities is not feasible for these purposes because the main outpatient service building was completed in 1964 and cannot be rehabilitated to fit the proposed CPC model. Other outpatient services are housed in trailers or small commercial buildings originally designed for other purposes. Additional outpatient facilities will address the shift in the provision of health care to increased services being provided on an outpatient basis. The ability to locate these medical offices close to inpatient facilities allows surgeons and other medical specialists to be immediately available for both inpatient and outpatient services and minimizes member inconvenience.

7. Ownership of Facilities

New construction will also allow the project sponsor to own its facilities, as opposed to leasing and rehabilitating other facilities in the area or throughout the City. Ownership allows for long-term economic and physical planning of its facilities and their future uses and also reflects Kaiser's long-term commitment to the City of San Francisco.

8. Traffic and Transportation

Consolidation of Kaiser facilities in a central location adjacent to an established transportation corridor well served by existing public transit will reduce the need for private automobile use, allow more opportunity for car pooling by staff or transit use by members to a single location and otherwise reduce over all vehicle trips and parking demand which would be generated by multiple, dispersed facilities. While consolidation will increase traffic in the immediate neighborhood in which a campus is located, this can be minimized by aggressively implementing a TDM program.

9. Parking

Consolidation will afford both economies of scale and logistical opportunities to provide parking facilities of sufficient size to accommodate the parking demands of various work shifts and visiting hours which cannot be met by public transit and other means.

10. Proposition K

With specific regard to a campus at the Geary Street location, the project sponsor desires to utilize the land use designation effected by the passage in 1992 of Proposition K (the Geary Boulevard/Divisadero Street Special Use District). This initiative measure enacted

Section 249.13 of the Planning Code and was approved as a long-range planning and policy solution for reducing the high cost of outpatient care and improving accessibility to medical treatment.

To ensure access to prompt and cost effective medical services, health maintenance organizations emphasize provision of preventative care in outpatient facilities. In order to further this approach, Proposition K was enacted to allow development of sufficient outpatient service space in a location already used primarily for medical care and which is well served by transit. The primary purpose of Proposition K was to allow the development of an outpatient facility of sufficient size to accommodate multiple medical services under one roof. This will minimize costly duplication of services which otherwise would be reflected in increased cost to members.

PLANNING BACKGROUND

Development History of the San Francisco Medical Center

Overview

During World War II, Kaiser Aluminum Company created a prepaid industrial health care program for its shipyard workers in Richmond, California. When the war ended, the program was opened to community enrollment in response to demand of participating workers and health professionals. Since its inception, the number of medical centers (hospitals and ancillary services), and separate outpatient service complexes, have paralleled increases in membership in the Northern California Region.

Kaiser is a Health Maintenance Organization ("HMO") dedicated to providing comprehensive health care to its members for a predetermined, prepaid monthly fee. Today, its San Francisco Medical Center provides comprehensive health care to 160,000 San Francisco residents, and specialized medical services to its Bay Area members. About 21 percent of Kaiser's members are

Medicare and Medi-Cal recipients. Kaiser also provides care to indigents through its Emergency Department.

History of Growth and Development

In 1946, Kaiser leased its first outpatient buildings in San Francisco on Market Street. With the group enrollment of 7,500 workers at the Hunter's Point Shipyard, Kaiser purchased and operated the former Harbor Hospital from 1947 to 1954. In the early 1950s, Kaiser purchased 2425 Geary Boulevard and 2350 Geary Boulevard, which became the nucleus of its future development for today's San Francisco Medical Center. The Hospital at 2425 Geary Boulevard was completed in 1954, and a 35,000+ sf building was completed at the 2350 Geary Boulevard site for outpatient services in 1955.

To meet the demand of increased membership, Kaiser purchased the 2190 O'Farrell Street and the 2200 O'Farrell Street sites from the San Francisco Redevelopment Agency (SFRA) in the Western Addition A-1 Area. An outpatient physician's building at 2200 O'Farrell Street, designed for 84 physicians, was completed in 1964. Construction of a garage to meet the parking demand of the then Geary Campus at the 2190 O'Farrell Street site was completed in 1965. A 77-bed East Wing was added to the Hospital in 1966.

As membership increased, Kaiser purchased and completed conversion of the 350 St. Joseph's Avenue building (previously the Pontiac dealership) predominately for outpatient services in 1977. A temporary pre-manufactured building was later installed in the surface parking lot behind the 2130 O'Farrell Garage with frontage on Geary Boulevard for use by the OB/GYN Department. In 1979, Kaiser leased the 2266 Geary Boulevard building to meet the additional space demand for outpatient services.

In 1980, Kaiser began planning efforts to expand the Geary Campus outpatient services capacity, to modernize its inpatient facilities, and to expand its off-street parking facilities. This resulted in the submission of Kaiser's first major update of its Institutional Master Plan ("IMP") in

1983 to the City Planning Commission. By 1983, Kaiser's San Francisco Medical Center had grown to 155,000 members. To meet the demand for outpatient services space, Kaiser leased space during the years 1980 to 1988 at 2280 Geary Boulevard, 2560 Geary Boulevard and 2580 Geary Boulevard.

By mid-1980, members infected with the HIV virus put additional demand on the San Francisco Medical Center resources, both inpatient and outpatient. In the second half of 1980, HIV patients were frequently hospitalized, and the health industry was grappling with treatment for HIV patients. Kaiser projected in the late 1980s that it would run out of inpatient beds as a result of HIV patients. It began to pioneer innovative outpatient treatment services for HIV patients. Additionally, advances in medical technology have decreased the need for and duration of inpatient services; all of which shifted future demand for more outpatient services spaces.

Because of neighborhood controversy and the then-existing demand for inpatient services, the focus of implementing the 1983 Master Plan was the expansion and modernization of the Hospital and to expand the off-street parking capacity of the Geary Campus. In 1985, Kaiser exchanged land it owned on the north side of the Geary Campus for the 2130 O'Farrell Street garage site owned by Sinai Memorial Chapel. Approval for an addition to the East Wing and construction of a new North Wing and a new parking garage at 2190 O'Farrell Street was obtained from the City Planning Commission and Board of Supervisors in 1987-88.

To meet the then-projected demand for additional inpatient and outpatient services, Kaiser leased additional space at the 1635 Divisadero Street building in 1989. In 1990, Kaiser began preparing another update to its IMP, focusing on expansion of its outpatient service facilities.

Acquisition of the former French Hospital complex, located in the block bounded by Geary Boulevard, 5th Avenue, Anza Street and 6th Avenue, was completed in 1991. The French Campus consists of approximately 498,000 sq. ft. of space, including the former French Hospital, the Pasteur building, 4131 Geary Boulevard, and the 77,470-sq.-ft. detached Medical Office at 4141 Geary Boulevard.

By 1992, San Francisco Kaiser membership had grown to about 175,000 members. No orderly corresponding expansion of its outpatient services space was undertaken because land near the Geary Campus was unavailable. Outpatient services space need was met on an ad hoc basis by leasing small amounts of available space near the Geary Campus. Prior to submission of the 1994 IMP update, Kaiser acquired the former Texaco Station site located at the southwest corner of Geary Boulevard and Divisadero Street in 1992; and the 1401-17 mixed-use building located at the northwest corner of Divisadero Street and O'Farrell Street in 1993.

In November of 1992, the voters of San Francisco adopted the Geary Boulevard/Divisadero Street Special Use District (consisting of 2232 through 2296 Geary Boulevard) allowing this site, which is directly across from the 2200 O'Farrell Street site, to be developed for an outpatient services building for an HMO. Kaiser began to negotiate for the purchase of this site. Negotiations reached an impasse in 1994. Therefore, the 1994 IMP, which was presented to the City Planning Commission for public hearing, discussed the Geary Boulevard/Divisadero Street Special Use District site ("2290 Geary Boulevard") as an alternative site, and focused on meeting Kaiser's need by the redevelopment of the Geary Campus, and renovation and expansion of the French Campus.

At the strong urging of neighbors,[1] Kaiser resumed negotiations for the purchase of the 2290 Geary Boulevard site in the fall of 1995. In 1995, Kaiser entered into a conditional purchase agreement to purchase the 2290 Geary site for the expansion and redevelopment of the Geary Campus to meet all of its projected needs to year 2010.

Reasons for the Proposed Project Space Requirements

With the onset, in the early 1990s, of a national debate concerning health care, the health care industry has undergone radical change by emphasizing preventive care, and expanding outpatient services appropriately. Kaiser has been the leader in the field of managed care, even before the national debate on the costs of health care. Advancement in medical technology has also decreased the use for inpatient services. Increased use of day surgery and other preventive

services (such as endoscopic procedures) all require additional procedure and recovery areas. Duration of hospital stays are shorter with implementation of Coordinated Home Care Services. Advanced medical technology and specialty medical practices demand outpatient treatment space for every specialty, including HIV infusion and chemo-therapy. In addition, increased use of group therapy sessions, support groups and health education demand more space. All these factors translate into a greater demand for outpatient health care with a corresponding increased space demand.

Kaiser's outpatient facilities provide the following services:

- Routine medical care includes treatment of common illnesses and such services as periodic checkups and return appointments.
- Urgent care includes treatment of a medical problem that is not an emergency, but which needs attention the same day or within 48 hours.
- Emergency service is provided on a 24-hour basis to Kaiser members and the general public for injuries or sudden illnesses that require immediate attention.
- Registered nurses provide telephone advice and referrals to Kaiser members seven days a week, including special services for the hearing impaired.
- Specialized outpatient services for people infected with the HIV virus, including outpatient infusion and aerosolized pentamidine treatment.
- Genetic screening services.
- Special programs for high-risk pregnant women, including diabetics, and teenagers.
- Outpatient programs for teens and adults with problems associated with chemical addiction.
- Comprehensive health education to its members through a Health Information Center.
- A special Teen Clinic to provide education and medical care for young people between the ages of 13 and 19.
- Educational programs and support groups for members with special medical problems.

In the past four years, the health care industry has moved to meet the challenges of managed health care through consolidation and mergers in order to provide a more cost effective but quality health care system. Although Kaiser has been in the forefront of managed care, competition in the managed care area has led to a slight decrease in its membership, mainly

because of antiquated San Francisco Medical Center facilities and overcrowded conditions, with resulting long waiting periods for routine care appointments. The major complaint of Kaiser members is the length of time to obtain routine appointments, and not the quality of care. To remain competitive, Kaiser must provide not only quality health care, but efficient and timely delivery of services.

Kaiser's Existing Facilities Are Overcrowded

In the health care industry, including managed care providers, it is considered standard for each health care provider to have his or her own office for patient consultation and preparation of medical records. It is also normal that each health care provider have access to two examination rooms, so that examination of patients can be conducted in an efficient manner.

The current outpatient services need has exceeded the physical capacity of the Medical Center. Although Kaiser has leased off-campus facilities to meet its outpatient services space needs, there is insufficient space available. The existing 2200 O'Farrell Street outpatient services building was designed for 84 physicians, but now houses 208 health care providers (of which 123 are physicians). The physicians of the Physical Medicine Department at 1635 Divisadero Street have to share offices and diagnostic equipment; physical therapists share offices and rehabilitation facilities. The sharing of equipment and rehabilitation facilities has led to unacceptably long waiting periods for appointments.

In the mental health area, Kaiser leased 15,600 sq. ft. at Fillmore Center for its Chemical Dependency Recovery Program. The San Francisco Redevelopment Agency has indicated that they would like to recapture the Kaiser leased space in Fillmore Center for retail uses. The 29,300-sq.-ft. building at 2350 Geary Boulevard is home to 61 health providers of the Psychiatric Department.

Lack of outpatient services space has prevented Kaiser from being able to hire additional physicians, which in turn results in a higher physician/patient load, with resulting longer waiting

periods for routine care. In order to improve the scope and quality of its services, Kaiser must increase the physician-to-member ratio and alleviate the existing overcrowded conditions. The proposed project would allow Kaiser to increase the physician-to-member ratio to ensure quality care for its members which requires concomitant space expansion.

Kaiser's Planning Process for the Proposed Project

The framework of Kaiser's planning efforts has been influenced by external considerations, preparation of the 1994 IMP, and internal planning requirements. The external considerations are planning and urban design principles developed through input from the Geary Campus neighbors. The IMP process enables Kaiser to place its planning efforts within the context of the City Planning Code and applicable General Plan policies. The internal considerations are staff-to- health-provider ratio, health-provider to floor-area ratio, membership demographic characteristics, and proximity requirements of departments to facilitate efficiency and interaction.

External Considerations - Community Input

Prior to 1983, Kaiser's planning effort was internal, with little interaction with the surrounding neighbors or community organizations. Consequently, the 1983 draft IMP presented to the Planning Commission did not reflect the concerns of the neighbors and met with opposition. From this experience, Kaiser has learned to solicit community input on a regular basis for its planned projects. This led to the formation of a Community Task Force (Task Force) in 1983.

This Task Force is composed of neighborhood groups and individual neighbors concerned with the Geary Campus, and serves as the focus of Kaiser's continuing dialogue with community groups and neighbors. Topics discussed range from Kaiser's proposed expansion of the Medical Center, design review of specific renovation projects and new construction, proposed massing of various proposed buildings and resolving problems arising out of its day-to-day operations. After

purchase of the French Campus, the Task Force was expanded to include community groups concerned with the French Campus.

Although Kaiser's North Wing and East Wing Addition, and the 2190 O'Farrell Garage project, which was approved in 1988, met with opposition from some Task Force members, Kaiser has established a working relationship with all Task Force members that continues today. In 1990, with construction of the Hospital additions and the new garage underway, Kaiser and the Task Force turned its attention to another update of the IMP, which focused on Kaiser's planned expansion of its outpatient services space.

As a result of these Task Force meetings, certain planning criteria were developed and incorporated into the proposed project by Kaiser. These planning criteria are:

1. Maintenance of the view corridor of the Anza Vista residences by keeping the height of any new construction on the 350 St. Joseph's Avenue site to no more than four stories.

2. Provision of sufficient off-street parking for both Kaiser employees, members and visitors so that on-street parking near the Geary Campus would not be impacted.

3. Concentrate new development along both sides of Geary Boulevard immediately adjacent to the existing Geary Campus.

4. No expansion into the surrounding residential and mixed-use areas to the north and to the south or near the UCSF/Mount Zion Campus.

5. Articulate the new building facades into segments to break up the bulk of the buildings.

6. Relocate the Chemical Dependency Recovery Program from Fillmore Center so that the space may be recaptured by the SFRA for retail uses.

As discussed above, the development envisioned in the 1994 IMP presented to the City Planning Commission is essentially a dual campus scheme, similar to the proposed dual campus alternative discussed in the EIR. At the urging of Task Force members and other neighbors, who have expressed a preference for a consolidated campus, Kaiser resumed negotiation for the purchase of the 2290 Geary Boulevard site after initial negotiations had ceased.

The Task Force was also concerned with employment opportunities for local residents. A subcommittee of the Task Force was formed and charged with the responsibility of assisting Kaiser contractors in recruiting minority youths and women residing in the Western Addition Community and in San Francisco. As a direct result of discussions with the Task Force, an Affirmative Action Program was implemented for all Kaiser construction through coordination with the Ella Hill Hutch Center, the contractors and Kaiser.

Kaiser's community outreach also includes informing its members in San Francisco of its future plans through newsletters, conducting periodic door-to-door visits with its immediate neighbors, and meeting individually with interested persons, community groups, businesses and labor unions upon request. Kaiser will continue to work closely with the Task Force and other interested neighbors to bring the project to fruition.

The IMP Process

Although efforts to update the 1983 IMP began in 1990, it was not completed until 1994. The 1994 IMP was a product of joint efforts by Kaiser and the Task Force. Throughout the process of preparing the 1994 IMP, Kaiser presented data to the Task Force to justify its space needs. Only then did Kaiser embark on planning conceptual building massing to meet its space needs. The IMP planning process demonstrated to Kaiser that there was insufficient land on the existing Geary Campus to develop all the outpatient services space needed.

Because the IMP requires analysis of consistency with the City's General Plan, the Task Force requested Kaiser to examine various massing alternatives for the south side of the Geary Campus. The Task Force indicated its preference for a development scheme which would (1) develop the 350 St. Joseph's Avenue site to a similar height as the existing building; (2) redevelop the 2200 Geary Boulevard and/or 2190 O'Farrell Street sites not to exceed the height of the 2200 Geary Boulevard building; (3) develop the Geary/Divisadero/O'Farrell site with a height similar to the existing 2130 O'Farrell Garage. A draft of the 1994 IMP was reviewed and approved by the Task Force prior to its submittal to the Planning Department. Due to the

extensive involvement by the community in preparing the IMP, there was no opposition at the City Planning Commission hearing on the 1994 IMP.

In planning the various proposed buildings of the proposed project at the south side of the Geary Campus, urban design considerations, scale, massing and height considerations reflect the discussion with and preferences of the Task Force.

Internal Planning Requirements and Process

The major internal planning objectives of the proposed project are (1) efficiency of the physical facilities, which would allow the timely delivery of quality health care to Kaiser members; (2) construction of state-of-the-art facilities, which would meet future changes in medical technological advancement; (3) provision of a quality working environment for the health care providers and support staff; and (4) minimize duplication of specialized medical services.

1. Minimize Duplication Of Specialized Medical Services: In order to avoid duplication of certain specialized medical services, certain medical centers in the Northern California Region are designated as regional or sub-regional centers, which also serves to reduce the costs of health care delivery to its members. San Francisco is the designated regional center for cardiac care and cardiovascular surgery. It is also the West and North Bay center for care for high risk pregnant women, and sick or premature newborns. Kaiser contracts with other hospitals in San Francisco and the Bay Area to perform certain specialized medical procedures for its members. For example, radiation treatment for cancer patients is performed by UCSF/Mount Zion for Kaiser members.

2. Need Of Membership: The demographics of the population served by Kaiser is an important consideration in planning. Children and the elderly require more health care services than others. Kaiser membership is divided almost equally between the sexes. Nearly 16 percent of Kaiser's members are children under 15 years of age; about 48 percent are between the ages of 15 and 44; and approximately 36 percent are 45 years or

older, including 11 percent who are over 65 years of age. With an aging membership, Kaiser is anticipating that its elderly members will require more visits to meet their health care needs.

3. Staffing/Ratio And Space: Except for its San Francisco Medical Center, all Kaiser facilities in California generally meet a staffing ratio of 3.6 to 1, and a space requirement of approximately 1,600 sq. ft. for each health care provider. Based on Kaiser's internal space planning criteria, the existing 383 outpatient service health care providers in the San Francisco Medical Center would require 612,800 sq. ft. of outpatient services and support space. Kaiser has only 463,600 sq. ft. of outpatient services and ancillary administrative space, of which 230,600 sq. ft. is located at the Geary Campus, 152,500 sq.ft. is at the French Campus,[2] and 80,500 sq. ft. is off-campus leased space. Therefore, enhancement of outpatient services to eliminate overcrowding accounts for 43 percent of the projected increase in space needs.

4. Logistics Of Relocating Outpatient Service Departments: After submission of the 1994 IMP, Kaiser began to address the logistics of implementing its expansion plan. Existing outpatient service departments must be relocated while the Geary Campus undergoes redevelopment. Each of the outpatient service departments has its own space requirements and location proximity requirements to other departments. Because of functional linkage between certain departments, relocation of the various departments requires more than simply emptying one building into another. Planning for and the physical relocation of the existing Departments housed at the Geary Campus will take five years.

Under Kaiser's planning criteria of approximately 1,600 sq. ft. for each health care provider, approximately 260,000 sq. ft. of new space would be required to house all the health care providers at the existing buildings located at 2200 O'Farrell Street, 2139 O'Farrell Street, 350 St. Joseph's Avenue, and 2266 and 2280 Geary Boulevard. The only site available for the construction of a new building of adequate size is the Phase 1A/2290 Geary Boulevard Street site.

To facilitate the seismic upgrade of the existing Hospital Wing, the administrative functions for the Medical Center were relocated from the Hospital Building at 2425 Geary Boulevard to the French Campus. Additionally, several departments, such as "ear, nose and throat", "dermatology", and "orthopedics" were relocated to the French Campus to alleviate overcrowded conditions. The remaining capacity at the French Campus would be used to temporarily house dislocated outpatient service departments presently on the Phase 1A/2290 Geary Boulevard site.

5. The Sizes Of The Phase 1A/2290 Geary And Phase 1C/2295 Geary Boulevard Buildings Are The Minimum Necessary To Accomplish Consolidation And Accommodate Projected Growth Through Year 2000: The Phase 1A/2290 Geary Boulevard building is designed ultimately to house the following departments: Adult Medicine, Neurology, IOSA, Orthopedics, Otolaryngology, Surgery, Urology, Imaging, Dermatology, HIV Infusion Center, Chemo-Therapy and other sub-specialties. In order to house all of these departments, the Phase 1A/2290 Geary Boulevard building can be no less than 260,000 sq. ft. Although the Phase 1A/2290 Geary Boulevard building is proposed to be 260,000 sq. ft. for 150 physicians, several of the specialty departments would not move into this building initially. Rather, in place of certain specialty departments, Ob/Gyn and Pediatrics would be temporarily relocated to the Phase 1A/2290 Geary Boulevard building, until completion of the Phase 1C/2295 Geary Boulevard building, at which time OB/Gyn would be relocated to the Phase 1C/2295 Geary Boulevard building and all the specialty departments planned to be housed in the Phase 1A/2290 Geary Boulevard building would be moved to their permanent location.

When the Phase 1C/2295 Geary Boulevard building housing 228 physicians is completed, it would be the home of the remaining departments; all leased space outside of the Geary Campus, except 601 Van Ness and 425 Market Street, would be terminated.

By year 2000, the number of health care providers is projected to increase from the present 383 to 410. At a ratio of 1,600 sq. ft. per provider, a total of 656,000 sq. ft. would

be required; 610,000 sq. ft. of outpatient services and ancillary administrative space is proposed to be constructed.

6. Phase 2 Buildings Are Designed To Meet Year 2010 Projected Needs: By year 2010, Kaiser anticipates that 491 health care providers would be required to meet the projected membership increase, which translates to 785,600 sq. ft. of outpatient services and ancillary administrative space. With construction of Phase 2A/1455 Divisadero Street, Kaiser would have a total of 770,700 sq. ft. of outpatient services space. When the Phase 2B/New 350 St. Joseph's Avenue building is completed in year 2010, Kaiser will have a total of 834,000 sq. ft. of space. The additional 48,400 sq. ft. has been factored into the planned expansion for areas unrelated to the Kaiser planning ratio, such as lobbies, cafeterias, and ground-level retail-type functions, for each of the buildings.

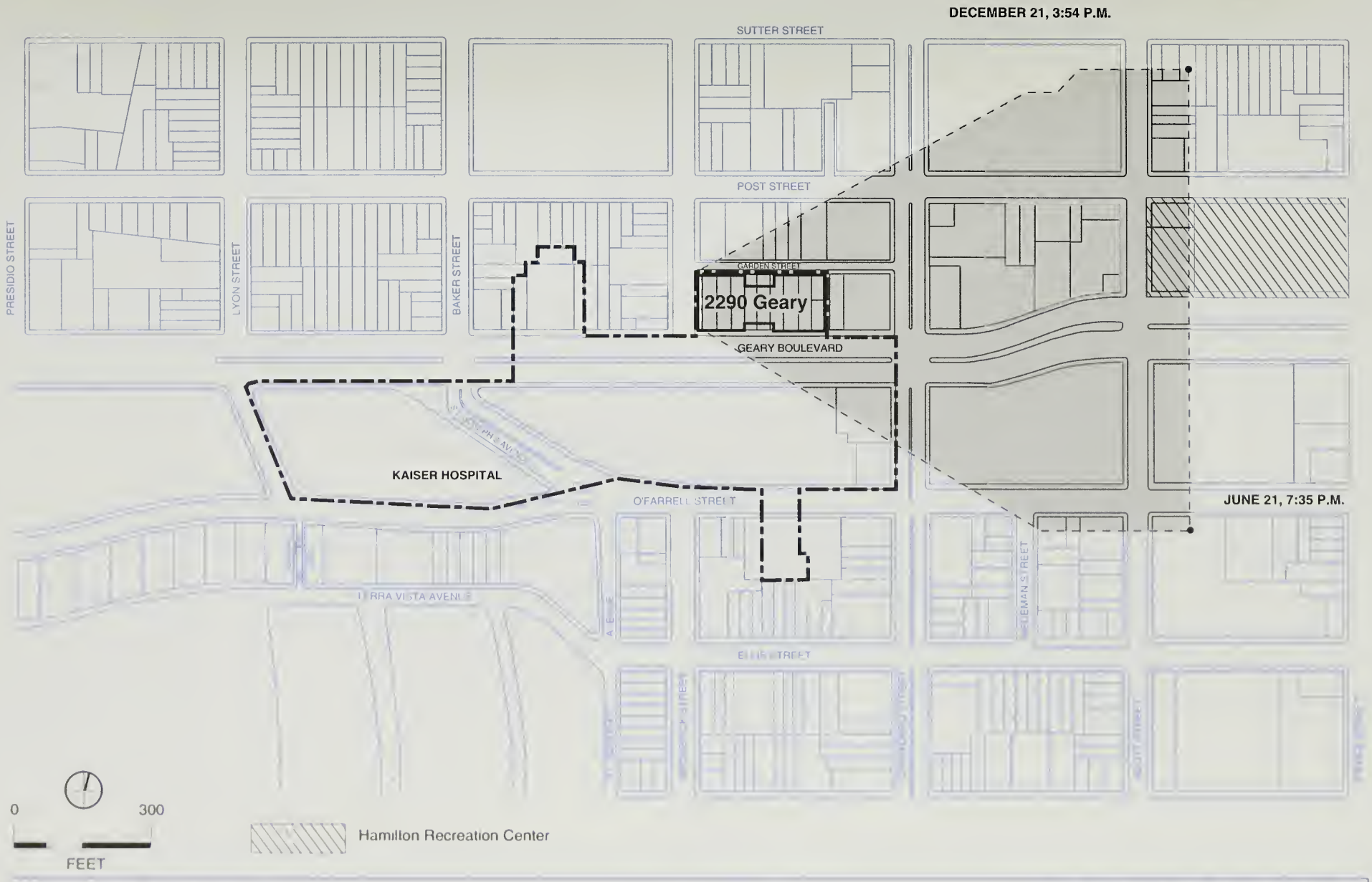
The above-stated considerations dictate the size and construction phasing of each of the buildings in the proposed project. The same considerations also provide the reasons for rejecting the various alternatives.

NOTES - Project Sponsor's Objectives and Planning Background

1. See Community Input section discussion for a fuller explanation.

2. The French Hospital would be used for the temporary relocation of departments while the 2290 Geary Boulevard building is under construction.

APPENDIX C
SHADOWS

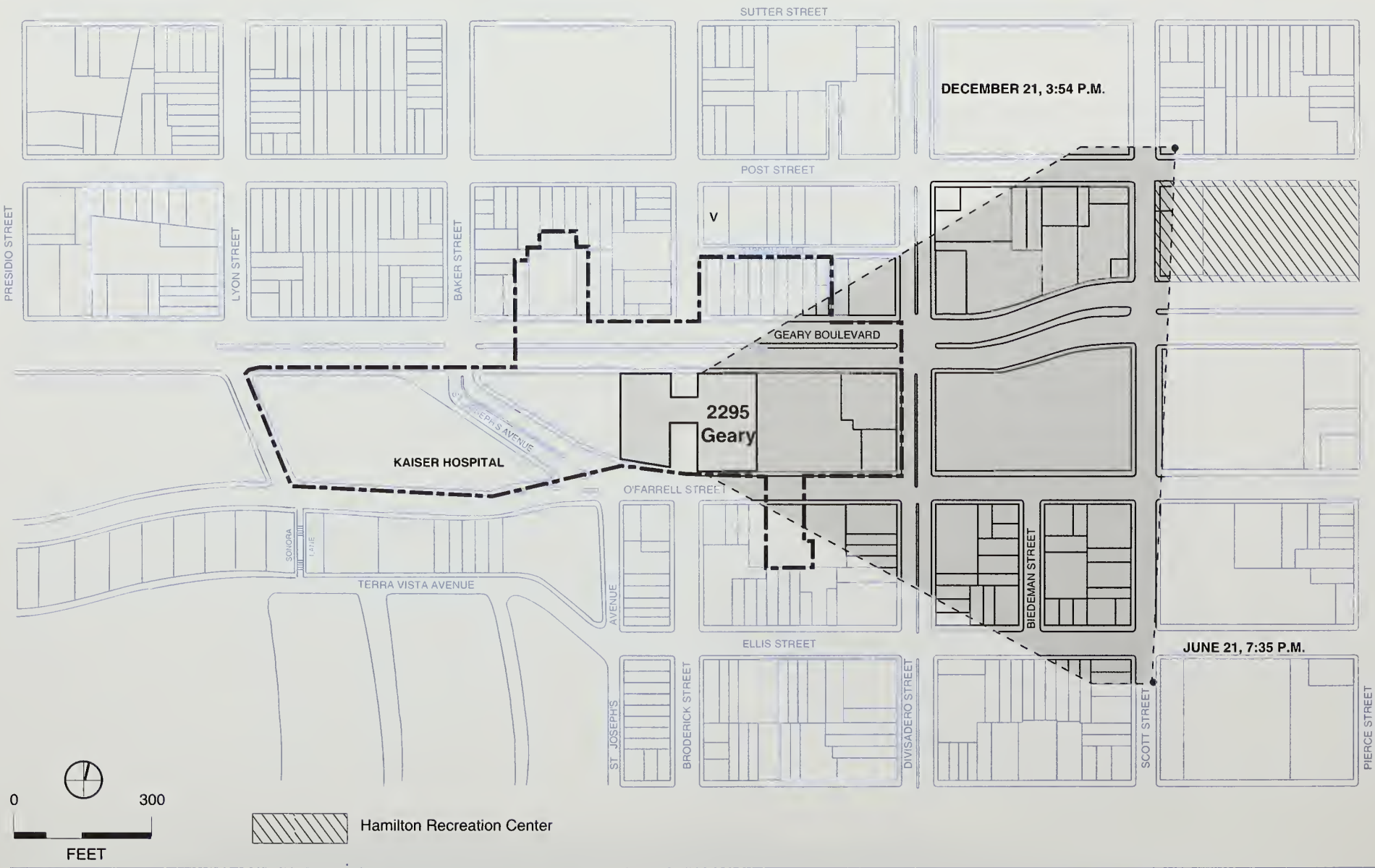


SOURCE: San Francisco Department of City Planning

NOTE: Shadow Trace shows only afternoon times during project could potentially shade the Western Addition Public Library and parking lot adjacent to Hamilton Recreation Center, property under the jurisdiction of the San Francisco Recreation and Park Department. The shadow trace for 2290 Geary prepared by the San Francisco Department of City Planning is for an earlier massing plan. The currently proposed building is analyzed in Draft EIR Section IV.F.

SAN FRANCISCO CONSERVATORY OF MUSIC CAMPUS PROJECT

Figure IX.C.1
Shadow Trace: Phase 1A/2290 Geary Boulevard



SOURCE: San Francisco Department of City Planning

NOTE: Shadow Trace shows only afternoon times during project which could potentially shade the Western Addition Public Library and parking lot adjacent to Hamilton Recreation Center, property under the jurisdiction of the San Francisco Recreation and Park Department.

Figure IX.C.2
Shadow Trace: Phase 1C/2295 Geary Boulevard

WIND TUNNEL ANALYSIS FOR THE PROPOSED SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Prepared for:

EIP Associates
601 Montgomery Street, Suite 500
San Francisco, CA. 94104

March 1996

Donald Ballanti *Certified Consulting Meteorologist*

1424 Scott Street / El Cerrito, California 94530 / (510) 234-6087 / Fax: (510) 232-7752

I. Introduction

The proposed Kaiser Geary Campus project site is a multi-block area both north and south of Geary Boulevard and west of Divisadero Street. Construction would occur within three separate blocks. North of Geary Boulevard a new building is proposed for the block bounded by Geary Boulevard, Broderick Street, Garden Street and Divisadero Street. Several structures are proposed for the irregularly shaped block bounded by Geary Boulevard, Divisadero Street, O'Farrell Street and St. Joseph's Avenue. The project also would affect the block bounded by O'Farrell Street, Divisadero Street, Ellis Street and Broderick Street.

The project would result in the demolition and replacement of several structures within the project blocks. The existing Kaiser Hospital and the existing 2130 O'Farrell parking garage would not be affected by the implementation of the Master Plan.

Development under the Kaiser Geary Campus Project would proceed in two phases. Phase 1, which would be completed by the year 2000, would involve construction of a 260,000 sq. ft. outpatient services building on the north side of Geary Boulevard at 2290 Geary, construction of a 21-unit apartment building on the south side of O'Farrell Street at 2139 O'Farrell, demolition of a 21-unit apartment building at 1401-17 Divisadero, demolition of the existing 2200 O'Farrell building and adjacent 2130 O'Farrell parking garage and their replacement with a new 2295 Geary Boulevard outpatient services building containing 350,000 sq. ft. of space.

Phase 2, to be completed by the year 2010, would involve construction of two new structures. A 127,000 sq. ft. outpatient services building would be built at 1455 Divisadero. This site is currently occupied by the 1401-17 Divisadero apartment building and a vacant lot. Phase 2 also would replace the existing two-story 350 St. Joseph's Avenue building with a three-story administration building.

A wind tunnel study was performed to investigate the pedestrian wind environment around the proposed project. Pedestrian-level wind speeds were measured at selected points for the existing site, the site after completion of Phase 1 construction (year 2000) and the site after completion of

Phase 2 construction (year 2010) to quantify wind impacts in public spaces near the site, and to predict the acceptability of wind conditions near the site.

II. Summary

Wind tunnel tests found existing wind speeds ranging from 3 to 13 miles per hour (MPH). Of the 58 measurement points 11 currently exceed the San Francisco wind criterion established for the C-3 districts. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

The addition of Phase 1 buildings generally would increase wind speeds, although some locations would experience higher wind speeds and other locations would experience lower wind speeds. With Phase 1 buildings, 17 of the 58 measurement locations would exceed the comfort criterion. The areas experiencing increased wind speeds would be Geary Boulevard between Broderick and Divisadero, O'Farrell Street between St. Joseph's Avenue and Divisadero, and Garden Street between Broderick and Divisadero. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

The addition of Phase 2 buildings would reduce wind speeds somewhat compared to Phase 1 conditions, although wind speeds generally still would be higher than existing wind speeds. With Phase 2 buildings, 14 of the 58 measurement locations would exceed the comfort criterion. Areas experiencing increased wind speeds (compared to existing) would be the same as for Phase 1. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

III. Methodology

Wind Tunnel Facilities

The study was conducted in the Boundary Layer Wind Tunnel at the Department of Architecture, University of California, Berkeley. The interior dimensions of the wind tunnel duct

are 5 feet high, 7 feet wide and 45 feet long. The test area is 36 feet downwind of the inlet, with the fan downwind of the test area. Figures IX.D.1 and IX.D.2, pp. A.33 - A.34, show the construction and dimensions of the U.C. Berkeley Boundary Layer Wind Tunnel.

Model and Boundary Layer

A scale model of the proposed project and the surrounding area was constructed for testing. The model extended several blocks beyond the project boundaries in all directions.

Wind obstructions located further away from the project site were considered part of the general roughness of the site, and were modeled as part of the characteristic atmospheric boundary layer in the wind tunnel.

Simulation of the boundary layer in the natural wind is achieved by turbulence generators placed upwind of the test section. This allows for adjustment in the wind characteristics to provide for different model scales and varying terrain upwind of the project.

Instrumentation

The velocity measurements were made with a Thermo Systems, Inc. (TSI) model 1266 and model 1210-20 hot wire anemometers. Prior to commencement of the experiments both the anemometer probes were calibrated. Subsequent side-by-side comparisons between the two probes indicated agreement to within 5%.

Fifty-eight velocity measurement locations were selected for this study located along sidewalk areas and other public spaces adjacent to and near the project site. In accordance with the San Francisco Wind Ordinance methodology for wind tunnel tests the model was tested for four wind directions: northwest, west-northwest, west and west-southwest. These four wind directions

Figure IX.D.1

U.C. Berkeley Boundary Layer Wind Tunnel

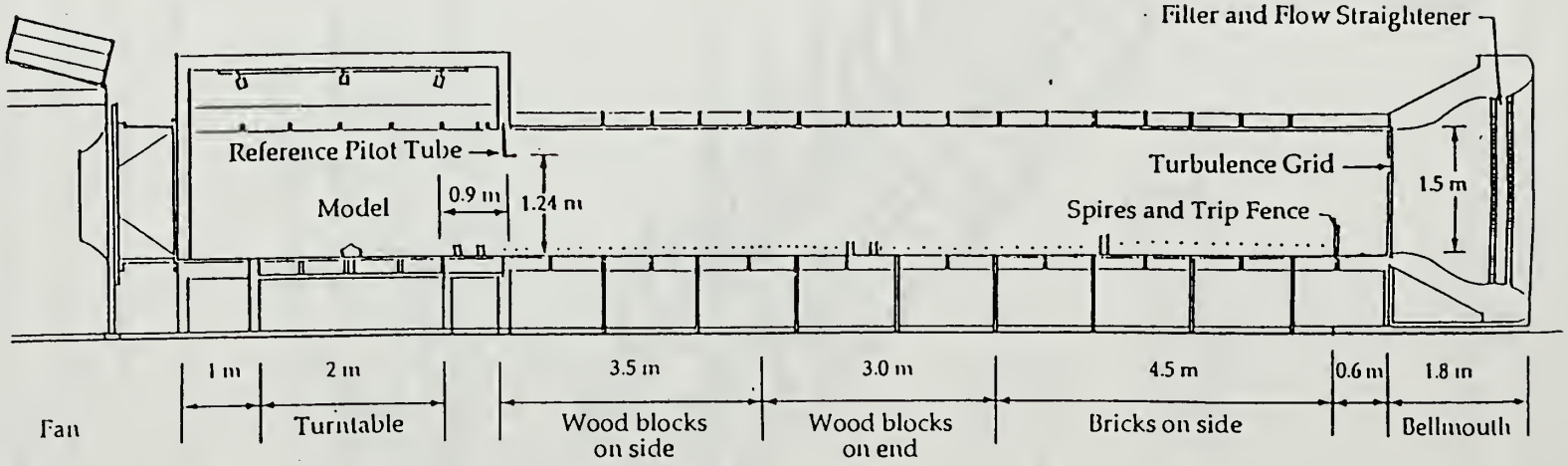


Figure IX.D.2

Boundary Layer Wind Tunnel Configuration (distances shown in meters)

represent the directions with the highest frequency and the highest average speeds in San Francisco.

Each measurement consisted of simultaneous readings from two anemometer probes, one positioned at the desired pedestrian level location and the other at a stationary reference location above the wind tunnel floor. The axes of the probes were positioned vertically in all cases. The height of the reference sensor was selected to provide a stable characteristic reference velocity away from the influence of the building models and ground-level measurements. During each measurement the two velocity probes were sampled at a rate of 10 samples per second for a duration of 30 seconds. The collected data were analyzed to produce the quantities of interest: mean velocity, turbulence intensity, and equivalent wind speed.

IV. Criteria and Historical Wind Records

Wind conditions partly determine pedestrian comfort on sidewalks and in other public areas. In downtown areas, high-rise buildings can redirect wind flows around buildings and divert winds downward to street level; either condition can result in increased wind speed and turbulence at street level.

The comfort of pedestrians varies under different conditions of sun exposure, temperature, clothing, and wind speed. Winds up to four MPH have no noticeable effect on pedestrian comfort. With winds from four to eight MPH, wind is felt on the face. Winds from 8 to 13 MPH will disturb hair, cause clothing to flap, and extend a light flag mounted on a pole. For winds from 19 to 26 MPH, the force of the wind will be felt on the body. At 26 MPH to 34 MPH wind, umbrellas are used with difficulty, hair is blown straight, there is difficulty in walking steadily, and wind noise is unpleasant. Winds over 34 MPH increase difficulty with balance and gusts can blow people over.[1]

The San Francisco City Planning Code establishes wind criteria for C-3 (Downtown Office) Districts under Section 148 of the Planning Code. While these standards within the Code are

not applicable to the project, these standards have been selected as providing an appropriate methodology and criteria for analysis of wind effects.

Section 148 of the Planning Code sets comfort levels of 7 MPH equivalent wind speed for public seating areas and 11 MPH equivalent wind speed for areas of substantial pedestrian use. Under Section 148, these are wind speeds that should not be exceeded more than 10% of the time. In addition to comfort criteria San Francisco Planning Code establishes a wind hazard criterion. The hazard criterion is set at a hourly averaged windspeed of 26 MPH, which is not to be exceeded more than once during a year.

Predictions of wind speed are based upon historical wind records from the U.S. Weather Bureau weather station atop the old Federal Building at 50 United Nations Plaza during the years 1945-1950. This data base, comprising 32,795 hourly observations, is of sufficient length to provide a reliable estimate of future climatic conditions in San Francisco.

Table IX.D.1, p. A.37, shows that average wind speeds are greatest in the summer and least in the fall. Winds also exhibit a diurnal variation with the strongest winds occurring in the afternoon, and lightest winds occurring in the early morning.

Winds in San Francisco are most frequently from the west to northwest directions, reflecting the persistence of seabreezes. Wind direction is most variable in the winter. The approach of winter storms often results in southerly winds. Although not as frequent as westerly winds, these southerly winds are often strong. The strongest winds in San Francisco are typically from the south during the approach of a winter storm.[2]

V. Analysis

The San Francisco wind code is based on wind acceptability criteria defined in terms of "equivalent wind speed" (EWS). EWS denotes the mean hourly wind speed adjusted to account

Table IX.D.1: Seasonal Frequency of Wind Direction and Average Speed (Knots)[a]

Direction	January		April		July		October		Year	
	Frequency (% time)	Ave. Speed	Frequency (% time)	Ave. Speed	Frequency (% time)	Ave. Speed	Frequency (% time)	Ave. Speed	Frequency (% time)	Ave. Speed
N	12.5	7.9	2.2	11.0	0.3	6.0	3.3	6.6	5.0	7.2
NNE	1.3	5.6	0.7	6.1	0.3	6.8	0.7	6.6	0.8	6.0
NE	4.5	5.3	1.3	4.7	1.1	7.4	2.2	5.8	1.9	5.6
ENE	1.4	6.3	0.6	4.8	0.2	5.1	0.8	5.1	0.8	5.6
E	11.9	4.8	2.6	4.5	0.1	3.9	4.8	4.5	4.8	5.0
ESE	2.1	6.4	0.3	5.2	0.1	2.5	0.6	5.8	0.8	5.8
SE	9.1	6.4	2.4	7.8	0.2	5.0	3.7	6.6	4.2	6.8
SSE	2.8	5.6	0.3	3.8	0.1	3.0	1.3	9.0	1.2	6.4
S	6.7	5.0	4.2	7.1	1.1	4.9	4.5	7.5	4.1	6.4
SSW	1.0	4.8	0.4	4.1	0.1	3.0	1.7	12.8	0.9	8.6
SW	4.5	8.0	7.7	9.2	15.6	10.1	7.8	9.1	9.3	9.3
WSW	1.0	5.9	1.7	7.1	1.2	8.1	2.8	8.8	2.4	8.6
W	13.2	7.2	43.0	10.9	53.0	13.1	34.6	9.1	35.7	10.9
WNW	7.5	11.1	20.7	14.1	14.9	14.5	15.2	10.9	13.8	12.7
NW	11.5	7.7	9.3	10.7	10.7	11.4	10.8	8.5	10.0	9.7
NNW	1.2	5.7	0.6	10.8	0.6	8.5	0.5	7.5	0.7	8.3
Calm	7.7	---	2.1	---	0.3	---	4.6	---	3.7	---

[a] One knot is equal to 1.15 Miles Per Hour (MPH)

for the expected turbulence intensity or gustiness at the site. The wind speed limits in the code were developed with an inherent turbulence intensity of 15%. When the measured turbulence intensity at a point is greater than 15%, the equivalent wind speed is calculated by multiplying the mean velocity at the point by a weighting factor according to the following formula:

EWS = Vm (2 * TI + 0.7)
where:
Vm = mean pedestrian-level wind speed
TI = turbulence intensity

For measured turbulence intensities less than 15%, EWS is taken to be equal to Vm.

The wind tunnel test data were used as input to a computer program that calculates the windspeed exceeded 10% of the time. The predicted winds can then be compared to the comfort criteria.

The windspeed that would be exceeded 10% of the time at each measuring location is shown in Table IX.D.2, pp. A.39-A.40 of this report. The location of measurement points is shown in Figure IX.D.3, p. A.41. All points are sidewalk locations where the 11 MPH comfort criterion would be applicable were the project subject to Section 148 of the Planning Code.

Setting

The wind tunnel tests found existing winds ranging from 3 to 13 MPH. Of the 58 measurement points 11 currently exceed the SF wind criterion. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

TABLE IX.D.2: WINDSPEED EXCEEDED 10% OF THE TIME

Measurement Location	Existing	Phase 1 (2000)	Phase 2 (2010)
1	9	9	9
2	10	11	11
3	**13**	**13**	**13**
4	**12**	10	11
5	7	5	5
6	**12**	9	9
7	6	6	6
8	10	9	9
9	6	5	5
10	4	5	4
11	9	7	7
12	6	9	10
13	8	**12**	**12**
14	10	**12**	**12**
15	9	**14**	**14**
16a	9	11	11
16b	11	11	11
17	**13**	**13**	11
18	7	8	8
19	5	6	5
20	7	8	7
21	**12**	**12**	**12**
22	8	10	9
23	10	9	**12**
24	**12**	10	**13**
25	11	11	11
26	8	11	10
27	9	8	4
28	5	10	9
29	**14**	11	8
30	10	11	9
31	**12**	**13**	9

Values exceeding the San Francisco pedestrian comfort criterion established for the C-3 (Downtown Office) District under Section 148 of the City Planning Code are shown in **bold**.

Measurement Location	Existing	Phase 1 (2000)	Phase 2 (2010)
32	10	9	9
33	7	10	6
34	5	8	9
35	6	10	7
36	8	**12**	10
37	6	9	9
38	9	**14**	**14**
39	5	**12**	**12**
40	6	**12**	11
41	**12**	**14**	**14**
42	9	8	8
43	6	8	6
44	**13**	**13**	**13**
45	7	**12**	**13**
46	11	**14**	**14**
47	10	10	10
48	6	6	6
49	3	3	4
50	10	11	11
51	10	11	11
52	**13**	**13**	**12**
53	11	11	**12**
54	8	9	9
55	8	11	11
56	6	**12**	**12**
57	10	**12**	**12**

Values exceeding the San Francisco pedestrian comfort criterion established for the C-3 (Downtown Office) District under Section 148 of the City Planning Code are shown in **bold**.

Figure IX.D.3

Wind Analysis Locations

Phase 1

The addition of the Phase 1 structures would have a mixed effect, with some locations experiencing higher wind speeds and other locations experiencing lower wind speeds. Thirty-three locations would have higher wind speeds, 12 locations would have lower wind speeds, and 13 locations would have unchanged wind speeds. Wind speeds with the addition of Phase 1 structures would range from 3 to 14 MPH. Seventeen of 58 locations would exceed the wind criterion of 11 MPH. The areas experiencing increased wind speeds would be Geary Boulevard between Broderick and Divisadero, O'Farrell Street between St. Joseph's Avenue and Divisadero, and Garden Street between Broderick and Divisadero. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

Phase 2

The addition of the Phase 2 structures would also have a mixed effect, with some locations experiencing higher wind speeds and other locations experiencing lower wind speeds. With respect to existing wind speeds, 30 locations would have higher wind speeds, 15 locations would have lower wind speeds, and 13 locations would have unchanged wind speeds. Wind speeds with the addition of Phase 2 structures would range from 4 to 14 MPH. Fourteen of 58 locations would exceed the wind criterion. The areas experiencing increased wind speeds would be Geary Boulevard between Broderick and Divisadero, O'Farrell Street between St. Joseph's Avenue and Divisadero, and Garden Street between Broderick and Divisadero. None of the 58 measurement points were found to exceed the 26 MPH hazard criterion.

VI. Mitigation

The moderate wind increases predicted with Phase 1 and Phase 2 generally are related to increased channelling of west winds along east-west streets (Garden Street, Geary Boulevard and

O'Farrell Street) caused by the increased mass of buildings proposed both north and south of Geary Boulevard.

Wind speeds along Garden Street would be increased by the project, but predicted wind speeds remain below the comfort criterion. Existing wind speeds at some locations along Geary Boulevard and O'Farrell Street exceed the comfort criterion and generally would be increased by the project. To improve wind conditions, pedestrian spaces adjacent to new buildings could be laid out anticipating westerly winds. Street trees and other landscaping could be provided to reduce overall winds along these streets. Trees, hedges, statuary, planters, kiosks and other wind-sheltering elements could be located to offer wind shelter to major pedestrian paths, particularly near building entrances.

NOTES - Wind

1. Arens, Edward, "Designing for an Acceptable Wind Environment", *Transportation Engineering Journal*, March 1981.

2. Null, E. Jan, *Climate of San Francisco*, Report No. NOAA-TM-NWS WR-126, 1978.

E. POPULATION, EMPLOYMENT, AND HOUSING

REGULATORY BACKGROUND

San Francisco Planning Code

Proposition K

Section 249.13 of the San Francisco Planning Code designates lots 5 through 12 (including 5A and 9A) of Assessor's Block 1079 as the Geary Boulevard/ Divisadero Street Special Use District and establishes the following development guidelines for the District.

> The purpose of the Special Use District is to "advance the policies of the Commerce and Industry Element of the City's Master Plan in that they will encourage the expansion of needed health services, yet manage such expansion ensuring the preservation and integrity of residential neighborhoods in the City, and will promote the provision of adequate health services to all geographical districts and cultural groups within the City."
>
> "Specific controls set forth herein shall apply only to the development of outpatient facilities affiliated with and operated by a health maintenance organization solely for the benefit of its members."
>
> "Demolition of any building containing residential uses and any conversion from residential to non-residential uses above the ground floor shall be permitted provided that the notice and relocation assistance provisions of Chapter 37 of the San Francisco Administrative Code (The San Francisco Residential Rent Arbitration and Stabilization Ordinance) are met."
>
> "If the Planning Commission determines, during its review, that the public benefits to be gained do not outweigh the adverse impacts from the demolition of the residential units, the Commission may impose conditions to reduce such adverse impact. The conditions may require that the applicant pay to the City Controller the sum of one hundred thousand dollars ($100,000.00) to mitigate the loss of housing units for the development of housing affordable to individuals or households with income not to exceed 80 percent of the median income of the San Francisco Standard Metropolitan Areas as defined by HUD."

San Francisco Administrative Code -- Chapter 37 (The San Francisco Residential Rent Arbitration and Stabilization Ordinance)

Chapter 37 of the San Francisco Administrative Code, The San Francisco Residential Rent Arbitration and Stabilization Ordinance, has provisions that address evictions (Section 37.9) and certain types of displacements (Section 37.9A).

Chapter 37 authorizes landlords to recover possession of rental units based upon certain enumerated grounds. These grounds include demolition of a rental unit and permanent removal of rental units from housing use, provided certain criteria and requirements are met.

CONDITIONS AND TRENDS

Table IX.E.1, Population, Employment, and Households, presents ABAG's (Association for Bay Area Governments) data and projections for 1980, 1995, 2000, and 2010 for the City and County of San Francisco and region from *Projections '96*, ABAG's compendium of data and projections that they update every two years. The main trends are summarized in III.F. Population, Employment, and Housing, p. 162.

In the nine-county San Francisco Bay Area, population increased 25 percent (1.3 million) and households (a measure of occupied housing units) increased 19 percent (368,000) between 1980 and 1995 to totals of approximately 6.5 million residents and 2.3 million households. ABAG projects a population increase of approximately 16 percent in residents (one million) and 17 percent in households (387,000) to totals of 7.5 million regional residents and 2.7 million regional households by 2010.

San Francisco's share of regional residents and households has remained relatively steady at about 12 percent and 13 percent respectively; although historical trends and projections indicate a few percentage point decline from 13 percent and 15 percent, respectively, in 1980 to 11 percent and 12 percent, respectively, in 2010. San Francisco's resident population and

TABLE IX.E.1: TRENDS AND PROJECTIONS
SAN FRANCISCO AND REGIONAL EMPLOYMENT, POPULATION AND HOUSEHOLDS

	Year					Change 1980-1995		Change 1995-2010	
	1980	1990	1995	2000	2010	Total	%	Total	%
Employment									
Region	2,537,776	3,073,000	3,028,290	3,298,800	3,826,520	490,514	19%	798,230	26%
City of San Francisco	552,200	556,640	534,610	567,920	623,100	(17,590)	-3%	88,490	17%
City as % of Region	22%	18%	18%	17%	16%	-4%		11%	
Population									
Region[1]	5,179,789	6,020,147	6492,950	6,931,300	7,539,600	1,313,161	25%	1,046,650	16%
San Francisco[2]	678,974	723,959	759,900	780,400	800,600	80,926	12%	40,700	5%
City as % of Region	13%	12%	12%	11%	11%	6%		4%	
Households[3]									
Region	1,970,551	2,245,866	2,338,560	2,465,070	2,725,710	368,009	19%	387,150	17%
City of San Francisco	298,956	305,584	311,430	317,730	333,200	12,474	4%	21,770	7%
City as % of Region	15%	14%	13%	13%	12%	3%		6%	

Notes:
1. Nine County Bay Area Region of ABAG: San Francisco, San Mateo, Santa Clara, Alameda, Contra Costa, Solano, Napa, Sonoma, Marin.
2. City and County
3. Data for Households are a proxy measure for occupied housing units.

Source: EIP Associates, based on Association of Bay Area Governments, "Projection 96", pp. 85, 205, December 1995.

households have increased at a slower rate than that of the region. From 1980 to 1995 San Francisco residents increased 12 percent (81,000) and households increased 4 percent (112,500) to reach a total of 760,000 residents and 311,500 households by 1995. ABAG projects lower population growth and higher household growth between 1995 and 2010 than during the 1985-95 period. ABAG projects an increase of 5 percent in population (40,700 residents) and 7 percent in households (22,000) to reach a total of 800,000 residents and 333,000 households.

PLANNING DEPARTMENT
City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

November 12, 1996

Ms. Alice Suet Yee Barkley
30 Blackstone Court
San Francisco, CA 94123

SUBJECT: Applicability of OAHPP, Child Care and Office Competition Requirements to Kaiser Expansion Plan Proposed Projects

Dear Ms. Barkley:

You requested a determination of the applicability of City Planning Code Sections 313 (OAHPP requirements), 314 (child care requirements) and 320 (office competition requirements) to the projects proposed under Kaiser's Expansion Plan, for which an environmental impact report is being prepared. I have reviewed the analysis contained in your July 12, 1996 letter, a copy of which is attached hereto, and agree with your analysis.

For the reasons set forth in your July 12, 1996 letter, none of the proposed buildings will be subject to the provisions of City Planning Code Sections 313 (OAHPP requirements), 314 (child care requirements), or 320 (office competition requirements).

Any person or group who believes that the Zoning Administrator has erred in interpreting the Planning Code or abused his discretion in processing this matter may contact me by calling 558-6370 or 558-6298 within ten (10) days of the date of this letter. After said date, November 22, 1996, this determination will be considered final unless appealed to the Board of Appeals by December 9, 1996.

Sincerely,

Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:lf

Enclosure

G:\WP51\OAHPP.LET

cc's: (see attached)

Ms. Alice Suet Yee Barkley
Applicability of OAHPP, Child Care and Office Competition Requirements to
Kaiser Expansion Plan Proposed Projects
November 12, 1996
Page 2

cc: President, Coalition for S.F. Neighborhoods, 628 Ashbury St., S.F. 94117
Fillmore Merchants & Improvement Assn., 2130 Fillmore St., #155, S.F. 94115
Booker T. Washington Community Center, James Grant, 800 Presidio Ave., S.F. 94115
Planning Assn. for Divisadero Street, Robert L. Spear, 719 Scott St., S.F. 94115
Presidio Ave. Assn. of Concerned Neighbors, Keith Consoer, 3041 Pine St., S.F. 94115
Beideman Area Neighb. Group, Robyn McBurney, President, 1970 Ellis St., S.F. 94115
Anza Vista Civic & Improvement Club, Isaak Safdie, 125 Anza Vista, S.F., 94115
Mid-Divisadero Merchants Assn., Walter Shimek, President, 528-C Divisadero St., S.F. 94117
Western Addition Neighborhood Association, Bill Wahrhaftig, Chair, 1948 Sutter St., S.F. 94119
Western Addition Senior Citizens Center, 1390 Turk St., S.F. 94115
Ella Hill Hutch Neighborhood Organization, Lefty Gordon, 1050 McAllister St., S.F. 94115
Greater Divisadero Business Association, Allen Simpson, President, 2852 1/2 California St., S.F., 94115
Patricia Vaughey, 2742 Baker St., S.F. 94123
Margaret Verges, 3041 Pine St., S.F. 94115
Barbara Meskunas
Sue Hestor, Esq., 870 Market Street, S.F. 94102

ALICE SUET YEE BARKLEY
Attorney at Law
30 Blackstone Court
San Francisco, California 94123

Tel: (415) 775-0495
Fax: (415) 775-6466

July 12, 1996

VIA MESSENGER

Mr. Robert Passmore
Zoning Administrator
City Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94103

SUBJECT: Request For Planning Code Interpretation
Kaiser Expansion Master Plan
Definition of Office Use or Office Space

Dear Mr. Passmore:

As you are aware, Kaiser Hospital Foundation ("Kaiser") has submitted an environmental review application for a Master Plan for its proposed expansion through year 2010. An Environmental Impact Report ("EIR") is being prepared for this expansion plan. As part of the preparation of the EIR, applicability of Planning Code §§313 *et seq* (OAHPP requirements), §§314 *et seq* (Child Care requirements) and §§320 *et seq* (Office Competition) has arisen. Kaiser hereby requests an interpretation of the applicability of these Sections[1] so that the EIR will accurately state your determination. We are requesting a meeting with you to discuss the applicability of the above referenced sections at your earliest convenience because the target date for publication of the subject DEIR is September, 1996.

Kaiser has reviewed all the applicable definitions of "Office Space" or "Office Use" in the City Planning Code. For the reasons set forth below, Kaiser has concluded that none of the above referenced provisions of the Planning Code apply to the type of space or uses included in the proposed buildings in Kaiser's Master Plan expansion.

The proposed Master Plan expansion will take place on the block bounded by Geary Boulevard, Divisadero Street, O'Farrell Street, and St. Joseph's Avenue (herein "Assessor's Block 1098"), and on the partial block bounded by Geary Boulevard, Divisadero

[1] For the sake of brevity, unless otherwise specified, all code section references are to the City Planning Code.

and on the partial block bounded by Geary Boulevard, Divisadero Street, Garden Street and Broderick Street (herein "Proposition K" site). The western end of Assessor's Block 1098 (that portion bounded by Geary Boulevard, St. Joseph's Avenue and O'Farrell Street) is located in a NC-3 District. The remainder of Block 1098 is under the jurisdiction of the San Francisco Redevelopment Agency ("SFRA"); under the City Planning Code, this area is classified as NC-3 and NC-2 (neighborhood commercial) districts. The Proposition K Site is located entirely within the Geary Boulevard/Divisadero Street Special Use District. The underlying zoning for this site is NC-3.

1. **The Proposition K Site Is Specifically Exempted From The Provisions Of §§313 *et seq*, 314 *et seq*, and 320 *et seq*.**

The Geary Boulevard/Divisadero Street Special Use District (§249.13, subsec. (3)) specifically exempts any development for outpatient service facilities operated by and affiliated with a health maintenance organization from the provisions of §§309 through 325 *et seq*. Therefore, the proposed development on this site of an outpatient services facility to be operated by Kaiser, a qualified health maintenance organization, is exempt from the OAHPP and childcare requirements, and from the office development competition.

Even if the outpatient services facility were not exempt under §249.13, it still would not fall within the definition of "office use" subject to the provisions of §§313, 314 and 320, for the same reasons as discussed below under No. 2.

2. **The Remainder Of The Geary Campus Is Exempted From The Provisions of §§313 *et seq*, 314 *et seq*, and 320 *et seq*.**

A. **Section 313 *et seq* Is Not Applicable.**

(i) <u>The Proposed Project is a Medical Center as Opposed to Professional Office Use Under the City Planning Code</u>.

Section 313 *et seq* of the Planning Code is commonly known as the OAHPP Ordinance. Section 313.1(24) defines "Office Use" as

. . . space within a structure or portion thereof

> intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services included, but not limited to, the following: professional, banking, insurance, management, consulting, technical, sales, and design or the office functions of manufacturing and warehousing businesses, but excluding retail uses; repair; any manufacturing and warehousing business, but excluding retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showcases or any other space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within the meaning of Planning Code Section 219. [Emphasis added.]

While the language of §313.1(24) and the background to its adoption would seem to be directed to more traditional white collar office use, it may be argued that Kaiser provides "professional" (i.e. medical) services to its members. However, in order to understand why the Kaiser space is not, in fact, professional services space as contemplated under Section 313.1(24), it is necessary to examine what is included in Section 219 of the Code explicitly and what is excluded by inference from a reading of uses included in other sections of the Planning Code.

Under §219, the term "Offices" refers to professional and business offices. While Planning Code §219 does not distinguish outpatient services space from more traditional medical office buildings, the separate definition of "institutional" uses contained in §217 confirms that outpatient services space associated with a medical center does not fall within the Section 219 definition of "offices." §217(a) specifically defines "Institutional" uses as follows:

> Hospital, Medical Center or other medical institution which includes facilities for inpatient care and may also include medical offices, clinics, laboratories and employee or student dormitories and other housing, operated by and affiliated with the

> institution, which institution has met the applicable provisions of Section 304.5 of this Code concerning institutional master plans. [Emphasis added.]

Kaiser is a medical center and a health maintenance organization, which operates an inpatient facility, medical offices and clinics which provide outpatient services, laboratories, and sleeping rooms for interns and residents. Moreover, Kaiser has met the provisions of Section 304.5. Therefore, the proposed uses under Kaiser's Master Plan fall within the scope of the specific definition for "Institutions."

Other provisions of the Planning Code reinforce this distinction between professional offices and medical center uses. The general definition of "Office" in neighborhood commercial districts is set forth in §790.69 and is defined as "a building, or portion thereof, containing services as defined in §§790.106 through 790.116". Section 790.114 defines "Medical Services", which states that

> A retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other healthcare professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. It includes a clinic, primarily providing outpatient care in medical psychiatric or other health services, and <u>not part of a hospital or medical center</u>, as defined in Section 790.44 of this Code. [Emphasis added.]

In contrast to Section 790.114, Section 790.44 pursuant to which Kaiser seeks its entitlement for a portion of the planned new space, defines a hospital or medical center in essentially the same terms as institutional uses defined in Section 217. It provides as follows:

> A public or private institutional use which provides medical facilities for inpatient care, <u>medical offices</u>, clinics, and laboratories. It may also include employee or student dormitories adjacent to medical

> facilities when the dormitories are operated by and affiliated with a medical institution. The institution must have met the applicable provisions of Section 304.5 of this Code concerning the institutional master plan. [Emphasis added.]

The distinction between a "medical center" under §790.44 and "Medical Services" under §790.114 tracts the distinction between "institutions" under §217 and "offices" under §219. All of these create a clear demarcation between institutional outpatient facilities connected with medical centers and free standing medical professional offices.

The proposed Kaiser expansion clearly falls within the first category. The outpatient services facilities at issue are part of Kaiser's Medical Center and, therefore, are specifically excluded from the definition of "Medical Services." For this reason, the proposed new space is not defined as "office" space under the Neighborhood Commercial Zoning provisions.

(ii) Portions of the Project Within the Jurisdiction of SFRA and Independently Exempt from OAHPP.

With respect to the new buildings proposed under Redevelopment Agency jurisdiction, by its own terms Section 313 does not apply. This section specifically exempts any office development from the OAHPP requirements when such development is located on property under the jurisdiction of SFRA.

(iii) Conclusion.

Based on the foregoing, the uses proposed under Kaiser's Master Plan and analyzed in the EIR are not subject to OAHPP requirements.

B. **Section 314 et seq Is Not Applicable to the Geary Campus.**

Section 314 et seq is commonly known as the Childcare Ordinance. Section 314(o) defines "Office Use" as

> . . . space within a structure or portion thereof intended or primarily suitable for

> occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services included, but not limited to, the following: professional, banking, insurance, management, consulting, technical, sales and design, or the office functions of manufacturing and warehousing businesses, but excluding retail uses; repair; any manufacturing and warehousing business, but excluding retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showcases or any other space intended and primarily suitable for display of goods; and child-care facilities. This definition shall include all uses encompassed within the meaning of Planning Code Section 219.

With the exception of the addition of "child-care facilities", the above cited definition of office use is identical to that under the OAHPP Ordinance (§313.1(24)). For the same reasons stated in our discussion of the OAHPP ordinance, the Childcare requirement is not applicable to the proposed Kaiser Master Plan.

With respect to that portion of the Project located on property within the jurisdiction of the Redevelopment Agency, as discussed above, Section 314.3(b)(4) also exempts new office development from the childcare requirements.

C. **Section 320 *et seq* Is Not Applicable to the Project.**

Section 320 *et seq* is commonly known as the Office Development Competition Ordinance. Section 320(f) defines "Office Space" as

> . . . space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit, or provide to others services at that location including but not limited to professional, banking, insurance, management, consulting,

> technical, sales and design, or the office functions of manufacturing and warehousing businesses, but shall exclude the following: Retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians' or other individuals' offices and uses accessory thereto, customarily used for furnishing medical services; and design showcases or any other space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within Section 219 of this Code.

The §320 definition of office use expressly provides that all uses encompassed within §219 are to be included within the definition of "Office Space." This provision is parallel to the provisions contained in the §§313 and 314 definitions of "Office Use." Thus, just as discussed above under No. 2, the outpatient facilities space and related ancillary support space is space that is part of a medical center located in a neighborhood commercial district and does not fall within the definition of "Offices." The only difference between the coverage of §320 and the other sections (§§313 and 314) is the reference to "physicians offices;" however, the section expressly excludes "any facility,...,customarily used for furnishing medical services." The proposed Kaiser facilities in fact provide medical services. Accordingly, they are excluded from the coverage of §320. For these reasons, the new space proposed by Kaiser that is within, or may in the future be within, the City's jurisdiction is not subject to the Office Development Competition Ordinance.

With respect to that portion of the Project located on property within the jurisdiction of the Redevelopment Agency, the provisions of §320 *et seq.* are not applicable.

Because this interpretation is requested in connection with the preparation of the EIR, I have not enclosed a check for this request. However, if a fee is required, please let me know the amount and I will forward it to the Department immediately.

Mr. Robert Passmore -8- July 12, 1996

If you have any questions prior to our meeting on July 16, please do not hesitate to call me at 775-0495.

Very truly yours,

Alice Suet Yee Barkley

cc: Indrajit Obeysekere
Michael Sheats
Robert Thompson
Lori Wider
Joe O'Donoghue
Gerald Green
John Billovits
Judith Boyajian, Esq.

SF1:FLW\LET\NAV\61014201.1

F. TRANSPORTATION AND CIRCULATION

LEVEL OF SERVICE ANALYSIS METHODOLOGY

Signalized Intersections

Operating conditions at signalized intersections were evaluated using the Transportation Research Board's *Highway Capacity Manual (HCM)* (National Research Council, Washington, D.C., 1985, updated October 1994) operations methodology (Chapter 9), which uses the concept of Level of Service (LOS) to measure vehicle delay. Under this method, LOS for signalized intersections is defined in terms of delay, or waiting time at a signal. Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Intersection LOS, determined according to the vehicle delay in seconds per vehicle, ranges from LOS A (very low delay) to LOS F (forced flow). Table IX.F.1 presents the LOS descriptions for signalized intersections.

In the past, for planning applications, the City and County of San Francisco used a slightly different methodology than the HCM operations method to analyze traffic conditions at signalized intersections. The method is known as the *Interim Materials on Highway Capacity, Transportation Research Circular Number 212* (Transportation Research Board, January 1980) planning methodology, which determines the ratio of critical opposing traffic volumes to theoretical intersection capacity, yielding a Volume-to-Capacity (V/C) ratio. Intersection LOS, determined according to the value of the V/C ratio, ranges from LOS A (free flowing condition) to LOS F (severely congested conditions).

Generally, the planning method is used for planning purposes only and, at this level, only capacity is addressed since it is not necessary, nor practical, to perform detailed calculations of vehicle delay given the accuracy of the data (e.g., projected traffic volumes, growth factors, etc.) that are generally available for planning purposes. On the other hand, the operations method considers data such as signalization, geometric design, and other characteristics of the intersection.

TABLE IX.F.1: SIGNALIZED INTERSECTION LEVEL OF SERVICE DESCRIPTIONS

Level of Service	Stopped Delay (sec/veh)	Typical Traffic Condition
A	≤ 5.0	**Insignificant Delays:** Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all.
B	5.1 - 15.0	**Minimal Delays:** Generally good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay. Drivers begin to feel restricted.
C	15.1 - 25.0	**Acceptable Delays:** Fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear, though many still pass through the intersection without stopping. Most drivers feel somewhat restricted.
D	25.1 - 40.0	**Tolerable Delays:** The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable. Queues may develop but dissipate rapidly, without excessive delays.
E	40.1 - 60.0	**Significant Delays:** Considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences. Vehicles may wait through several signal cycles and long queues of vehicles form upstream.
F	> 60.0	**Excessive Delays:** Considered to be unacceptable to most drivers. Often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. Poor progression and long cycle lengths may also be major contributing causes to such delay levels. Queues may block upstream intersections.

Sources: *Highway Capacity Manual*, Special Report No. 209, Third Edition, Transportation Research Board, Washington, D.C. 1985 (Updated 1994); Korve Engineering, Inc.

Operating conditions at signalized intersections can be characterized as either *undersaturated*, *saturated*, or *oversaturated*. Intersections which operate with V/C ratios less than 1.00 are considered undersaturated; intersections which operate with V/C ratios equal to 1.00 are considered saturated; and intersections which operate with V/C ratios above 1.00 are considered oversaturated.

For an intersection which operates at either extremely undersaturated conditions (i.e., V/C ratio less than 0.70, or LOS A or LOS B) or oversaturated conditions (i.e., V/C ratio greater than 1.00 or LOS F), the LOSs between the two methodologies tend to compare favorably. On the

other hand, when an intersection operates at undersaturated conditions with a V/C ratio between 0.71 and 0.99 (or LOS C to LOS E), the LOSs between the two methodologies are different, depending on such factors as signal cycle length or signal progression.

Unsignalized Intersections

Operating conditions at unsignalized intersections were evaluated using the methodology outline in Chapter 10 of the *Highway Capacity Manual.* This method determines the capacity of each movement of the intersection. Level of Service is then based on the average total delay per vehicle for each movement. Level of Service for unsignalized intersections ranges from LOS A, which is generally free-flow conditions with easily made turns by the minor street traffic, to LOS F, which indicates very long delays for the minor street traffic. Table IX.F.2 presents the LOS descriptions for unsignalized intersections.

Arterials

Operating conditions along arterial segments were calculated using the methodology outlined in Chapter 11 of the *Highway Capacity Manual.* The capacity of an arterial is generally dominated by the capacity of its signalized intersections. The arterial Level of Service is based on the average travel speed of all through-vehicles on the arterial. It is strongly influenced by the number of signals per mile and the average intersection delay. Arterial Level of Service ranges from LOS A, which indicates free flow operations at average travel speeds, to LOS F, which indicates extremely low travel speeds where intersection congestion is likely. Table IX.F.3, p. A.62 presents the arterial LOS descriptions.

Geary Boulevard and Divisadero Street are San Francisco Congestion Management Program (CMP)-designated roadways. The San Francisco CMP sets a standard of LOS E on designated

Table IX.F.2: Unsignalized Intersection Level of Service Descriptions

Level of Service	Average Total Delay (sec/veh)	Typical Traffic Condition
A	0 - 5	Little or no delay.
B	5.1 - 10	Short traffic delays.
C	10.1 - 20	Average traffic delays.
D	20.1 - 30	Long traffic delays.
E	30.1 - 45	Very long traffic delays.
F	>45	*

Notes:

* Level of Service F exists when there are insufficient gaps of suitable size to allow a side street demand to cross safely through a major street traffic stream. This level of service is generally evident from extremely long total delays experienced by side street traffic and by queuing on the minor approaches.

Source: *Highway Capacity Manual*, Special Report No. 209, Third Edition, Transportation Research Board, Washington, D.C. 1985 (Updated 1994); Korve Engineering, Inc.

CMP roadways. Therefore, the operational impact on a CMP arterial segment is considered significant when project traffic causes the Level of Service to deteriorate below LOS E (i.e., LOS F).

Pedestrian Crosswalk

Pedestrian crosswalk LOS were calculated using the Transportation Research Board's *Highway Capacity Manual* (National Research Council, Washington, D.C., 1985, updated October 1994). For pedestrian crosswalks, LOS for crosswalks is based on the space available to pedestrians (width of the crosswalk), the speed at which pedestrians can walk across the street, and the amount of vehicles conflicting with pedestrians crossing the street per peak 15-minute period during the PM peak hour. Table IX.F.4, p. A.63 presents the LOS descriptions for pedestrian crosswalks.

TABLE IX.F.3: ARTERIAL LEVEL OF SERVICE DESCRIPTIONS

Arterial Class	I	II	III
Range of Free Flow Speeds (mph)	45 to 35	35 to 30	35 to 25
Typical Free Flow Speed (mph)	40	35	27
Level of Service	**Average Travel Speed (mph)**		
A	≥ 35	≥ 30	≥ 25
B	≥ 28	≥ 24	≥ 19
C	≥ 22	≥ 18	≥ 13
D	≥ 17	≥ 14	≥ 9
E	≥ 13	≥ 10	≥ 7
F	< 13	< 10	< 7

Notes:

Level of Service A: Primarily free-flow operations at average travel speeds, usually about 90 percent of the free flow speed for the arterial class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at signalized intersections is minimal.

Level of Service B: Reasonably unimpeded operations at average travel speeds, usually about 70 percent of the free flow speed for the arterial class. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.

Level of Service C: Stable operations. However, ability to maneuver and change lanes in mid-block locations may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50 percent of the average free flow speed for the arterial class. Motorists will experience an appreciable tension while driving.

Level of Service D: Borders on a range on which small increases in flow may cause substantial increases in approach delay and, hence, decreases in arterial speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. Average travel speeds are about 40 percent of free flow speed.

Level of Service E: Significant approach delays and average travel speeds of one-third the free flow speed or lower. Such operations are caused by some combination or adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

Level of Service F: Extremely low speeds below one-third to one-quarter of the free flow speed. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse progression is frequently a contributor to this condition.

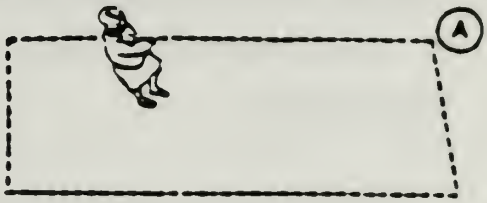
Source: *Highway Capacity Manual*, Special Report No. 209, Third Edition, Transportation Research Board, Washington, D.C. 1985 (Updated 1994); Korve Engineering, Inc.

Table IX.F.4 Pedestrian Crosswalk Level of Service Descriptions

LEVEL OF SERVICE A

Pedestrian Space: ≥ 130 sq ft/ped Flow Rate: ≤ 2 ped/min/ft

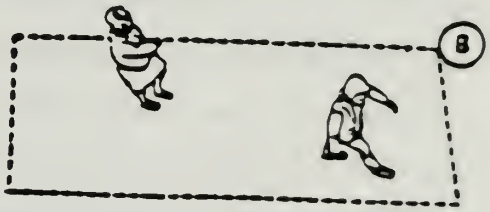
At walkway LOS A, pedestrians basically move in desired paths without altering their movements in response to other pedestrians. Walking speeds are freely selected, and conflicts between pedestrians are unlikely.



LEVEL OF SERVICE B

Pedestrian Space: ≥ 40 sq ft/ped Flow Rate: ≤ 7 ped/min/ft

At LOS B, sufficient area is provided to allow pedestrians to freely select walking speeds, to bypass other pedestrians, and to avoid crossing conflicts with others. At this level, pedestrians begin to be aware of other pedestrians, and to respond to their presence in the selection of walking path.



LEVEL OF SERVICE C

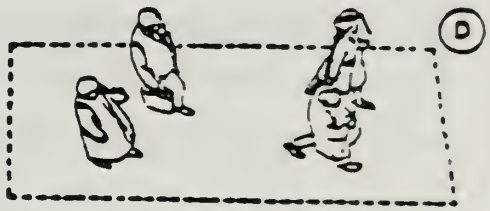
Pedestrian Space: ≥ 24 sq ft/ped Flow Rate: ≤ 10 ped/min/ft

At LOS C, sufficient space is available to select normal walking speeds, and to bypass other pedestrians in primarily unidirectional streams. Where reverse-direction or crossing movements exist, minor conflicts will occur, and speeds and volume will be somewhat lower.

LEVEL OF SERVICE D

Pedestrian Space: ≥ 15 sq ft/ped Flow Rate: ≤ 15 ped/min/ft

At LOS D, freedom to select individual walking speed and to bypass other pedestrians is restricted. Where crossing or reverse-flow movements exist, the probability of conflict is high, and its avoidance requires frequent changes in speed and position. The LOS provides reasonably fluid flow; however, considerable friction and interaction between pedestrians is likely to occur.



LEVEL OF SERVICE E

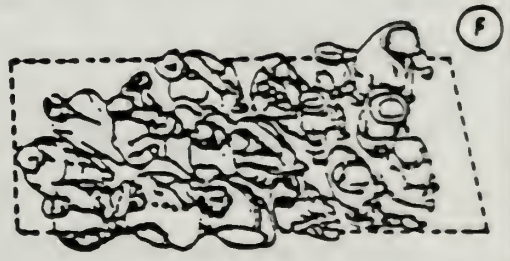
Pedestrian Space: ≥ 6 sq ft/ped Flow Rate: ≤ 25 ped/min/ft

At LOS E, virtually all pedestrians would have their normal walking speed restricted, requiring frequent adjustment of gait. At the lower range of this LOS, forward movement is possible only by "shuffling." Insufficient space is provided for passing of slower pedestrians. Cross- or reverse-flow movements are possible only with extreme difficulties. Design volumes approach the limit of walkway capacity, with resulting stoppages and interruptions to flow.

LEVEL OF SERVICE F

Pedestrian Space: ≤ 6 sq ft/ped Flow Rate: variable

At LOS F, all walking speeds are severely restricted, and forward progress is made only by "shuffling." There is frequent, unavoidable contact with other pedestrians. Cross- and reverse-flow movements are virtually impossible. Flow is sporadic and unstable. Space is more characteristic of queued pedestrians than of moving pedestrian streams.



Source: Highway Capacity Manual, Special Report 209, Chapter 13, TRB, 1985

PROJECT TRAVEL DEMAND

On-Site Surveys

On-site surveys were conducted as part of the transportation analysis to provide trip generation, trip distribution, and modal split characteristics of the proposed Kaiser uses.[1] The surveys were conducted at the two existing Kaiser outpatient service buildings at the Geary Campus (i.e., 350 St. Joseph's Avenue and 2200 O'Farrell Street) on Thursday, August 10, 1995, between 6:30 AM and 6:30 PM. These two buildings included in the survey are internally connected, with employees, patients, and visitors using the entrances/exits in one building to reach the other building. There were a total of seven entrances/exits surveyed, of which three were primarily used by employees only.

In general, there were two different types of surveys conducted (i.e., a person-trip count survey and a questionnaire survey). The person-trip count survey was conducted by counting the number of people entering and exiting the seven entrances/exits during the twelve-hour period between 6:30 AM and 6:30 PM. Person-trips were counted at 15-minute intervals and broken-down by employees versus patients/visitors and by inbound versus outbound. The results of this survey were used to derive a daily and PM peak hour person-trip generation rate for the proposed Kaiser uses.

A questionnaire survey was also conducted by intercepting employees, patients, and visitors and asking them various questions regarding their trip to the project site (e.g., mode of transportation, number of people in auto, origin, etc.). The questionnaire survey was conducted between 4:00 PM and 6:00 PM, focusing on the PM peak period. The results of this survey were used to determine trip distribution and modal split information for the proposed project uses.

Trip Generation

The results of the person-trip count survey indicate a daily person-trip rate of 16.34 trips per employee and a PM peak hour person-trip rate of 1.37 trips per employee for the Kaiser-related outpatient services. Link trips comprise 0.45 percent of all person trips.

For the existing non-Kaiser commercial/retail, office, and residential land uses on the project site, the person-trip generation rate was obtained from the *Guidelines for Environmental Review: Transportation Impacts*.

Table IX.F.5 presents the person-trip generation for the Project by the various sub-phases.

Trip Distribution and Assignment

Trip distribution for the Kaiser uses (both employees and visitors/patients) was developed from the on-site questionnaire survey. The resulting trip distribution for the Kaiser uses is summarized in Table IX.F.6, p. A.68. Trip distribution for the non-Kaiser uses was based on information obtained from supplementary information to the *Citywide Travel Behavior Survey (CTBS)*, provided by the Planning Department, as well as from 1990 Journey-to-Work Census data. These distribution patterns were used as the basis for assigning the project trips to the local streets in the study area. Figures IX.F.1 and IX.F.2, p. A.69 - A.70, present the trip distribution and assignment patterns for vehicles entering and exiting the project site, respectively.

Modal Split

Table IX.F.7, p. A.71, presents PM peak hour mode split information for the Kaiser employee, patient, and visitor trips based on the results of the on-site questionnaire survey. The average auto occupancy for employees is 1.45 persons per vehicle during the PM peak hour, and the average auto occupancy for patients and visitor is 1.46 persons per vehicle.

Mode split information for the non-Kaiser commercial/retail, office, and residential land uses that would be demolished as part of the Project was obtained from supplementary information to the *CTBS*, provided by the Planning Department and from 1990 Journey-to-Work Census data.

TABLE IX.F.5: NET NEW PERSON-TRIP GENERATION

Action	Land Use	Size	Daily Person-trip Rate[1]	Total Daily Person-trips[2,4]	Total PM Peak-hour Person-trips [2, 4]	Employees PM Peak-hour Person-trips [2, 3]	Patient PM Peak-hour Person-trips [2, 3]	Visitor PM Peak-hour Person-trips [2, 3]	Non-Kaiser PM Peak-hour Person-trips
Phase 1A									
Proposed:	Kaiser OPS	531 employees	16.34	8,680	730	210	400	120	
Demolish:	Kaiser OPS	-34 employees	16.34	-560	-50	-10	-30	-10	
	Commercial/Retail	-6,705 gsf	150	-1,010	-40				-40
	Office	-15,570 gsf	18.1	-280	-20				-20
	Residential	-8 units	7.5	-60	-10				-10
Phase 1B									
Proposed:	Residential	21 units	7.5/10.0	170	30				30
Demolish:	Kaiser OPS	-29 employees	16.34	-470	-40	-10	-20	-10	
	Commercial/Retail	-5,964 gsf	150	-900	-40				-40
	Residential	-21 units	7.5	-160	-30				-30
Phase 1C									
Proposed:	Kaiser OPS	824 employees	16.34	13,470	1,130	330	610	190	
Demolish/ Vacate:	Kaiser OPS/Admin.	-793 employees	16.34	-12,960	-1,090	-320	-590	-180	
Year 2000 (Phase 1) Net New Trips				5,920	570	200	370	110	-110
Phase 2A									
Proposed:	Kaiser OPS	180 employees	16.34	2,940	240	70	130	40	
Phase 2B									
Proposed:	Kaiser Admin.	116 employees	16.34	1,900	170	50	90	30	
Year 2010 (Phase 1 and Phase 2) Net New Trips				10,760	980	320	590	180	-110

Notes:
gsf = gross square feet, OPS = Outpatient Services, Admin. = Administration

1. Daily Person-Trip Rate in trips per employee for OPS and Administration, in trips per gsf for commercial/retail and office, and in trips per unit for residential land uses. Daily Person-Trip Rate for studios/one-bedroom units is 7.5 trips per unit, and 10.0 trips per unit for two-bedroom units.

2. The Total Daily and PM Peak-Hour Person-Trips for the Kaiser OPS and Administration uses were based on person-trip count surveys conducted at two existing outpatient service buildings on the Kaiser Geary Campus, on August 10, 1995.

3. The Total Daily Person-Trip Rates for the non-Kaiser (commercial/retail, office and residential) land uses were obtained from the *Guidelines For Environmental Review: Transportation Impacts*, July 1991, Appendix 1, published by the City and County of San Francisco, Planning Department.

   The PM Peak-Hour Person-Trips for the non-Kaiser land uses were derived from the daily person-trips, using the PM peak percentages of daily trips provided in the *Guidelines For Environmental Review: Transportation Impacts*, July 1991, Appendix 1, published by the City and County of San Francisco, Planning Department.

   The office, commercial/retail and residential percent work/non-work trips were obtained from the *Guidelines For Environmental Review: Transportation Impacts*, July 1991, Appendix 2, published by the City and County of San Francisco, Planning Department.

4. The Total PM Peak-Hour Person-Trips are equal to the sum of the individual PM Peak-Hour Person-Trips for employees, patients, visitors, and others, shown in the columns to the right. The relationship of PM Peak-Hour Person-Trips to Total Daily Person-Trips is as follows: For Kaiser OPS and Administration, the PM peak hour represents approximately 8.4 percent of the average daily trips. For the non-Kaiser commercial uses and office, the PM peak hour represents approximately 4 percent of the average daily trips. For non-Kaiser residential uses, the PM peak hour represents approximately 17 percent of the average daily trips.

Source: Korve Engineering, Inc.

TABLE IX.F.6: TRIP DISTRIBUTION PATTERNS FOR PROPOSED KAISER FACILITIES

Origin/Destination	Employees	Patients	Visitors
San Francisco:[1]	75.2%	91.6%	91.9%
Superdistrict 1:	10.6%	21.8%	33.0%
Superdistrict 2:	26.5%	36.1%	21.4%
Superdistrict 3:	24.9%	28.7%	23.2%
Superdistrict 4:	13.2%	5.0%	14.3%
East Bay	12.7%	5.0%	5.4%
North Bay	4.2%	1.1%	0.9%
South Bay	7.9%	1.7%	1.8%
Out of Region	0.0%	0.6%	0.0%

Notes:

1. *Superdistrict 1* is the northeast section of San Francisco and is generally bounded by Van Ness Avenue to the west, Townsend Street to the south, and the San Francisco Bay to the east;

   Superdistrict 2 is the northwest section of San Francisco and is generally bounded by Van Ness Avenue to the east, the southern boundary of Golden Gate Park to the south, the San Francisco Bay to the north, and the Pacific Ocean to the west;

   Superdistrict 3 is the southeast section of San Francisco and is generally bounded by Twin Peaks to the west, the San Francisco Bay to the east, and the San Mateo County line to the south; and

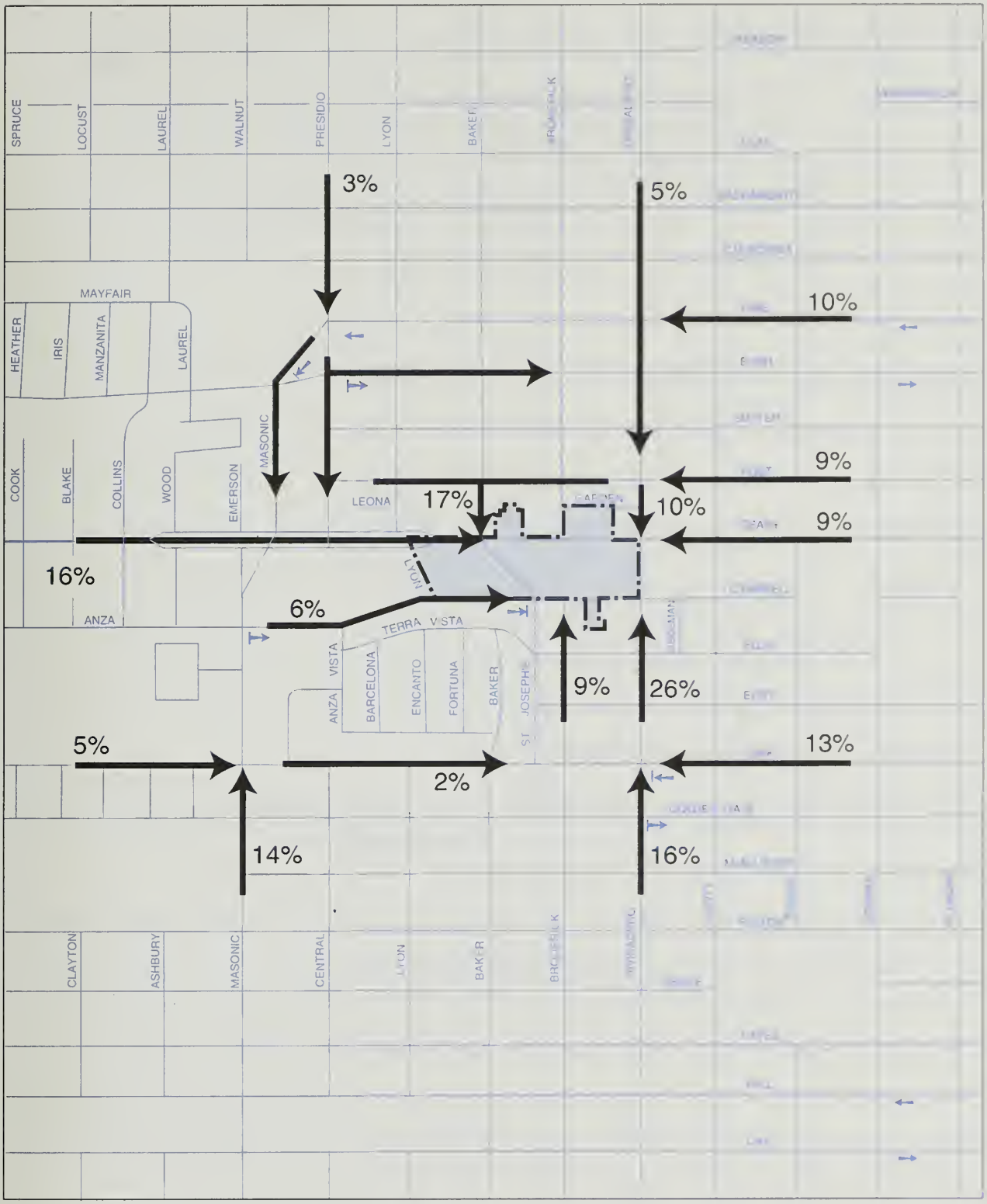
   Superdistrict 4 is the southwest section of San Francisco and is generally bounded by the southern boundary of Golden Gate Park to the north, Twin Peaks to the east, the Pacific Ocean to the west, and the San Mateo County line to the south.

Source: Korve Engineering, Inc.

Table IX.F.8, pp. A.72 - A.73, presents the net vehicle-trip generation for employees, visitors, and residents by the various sub-phases of the Project.

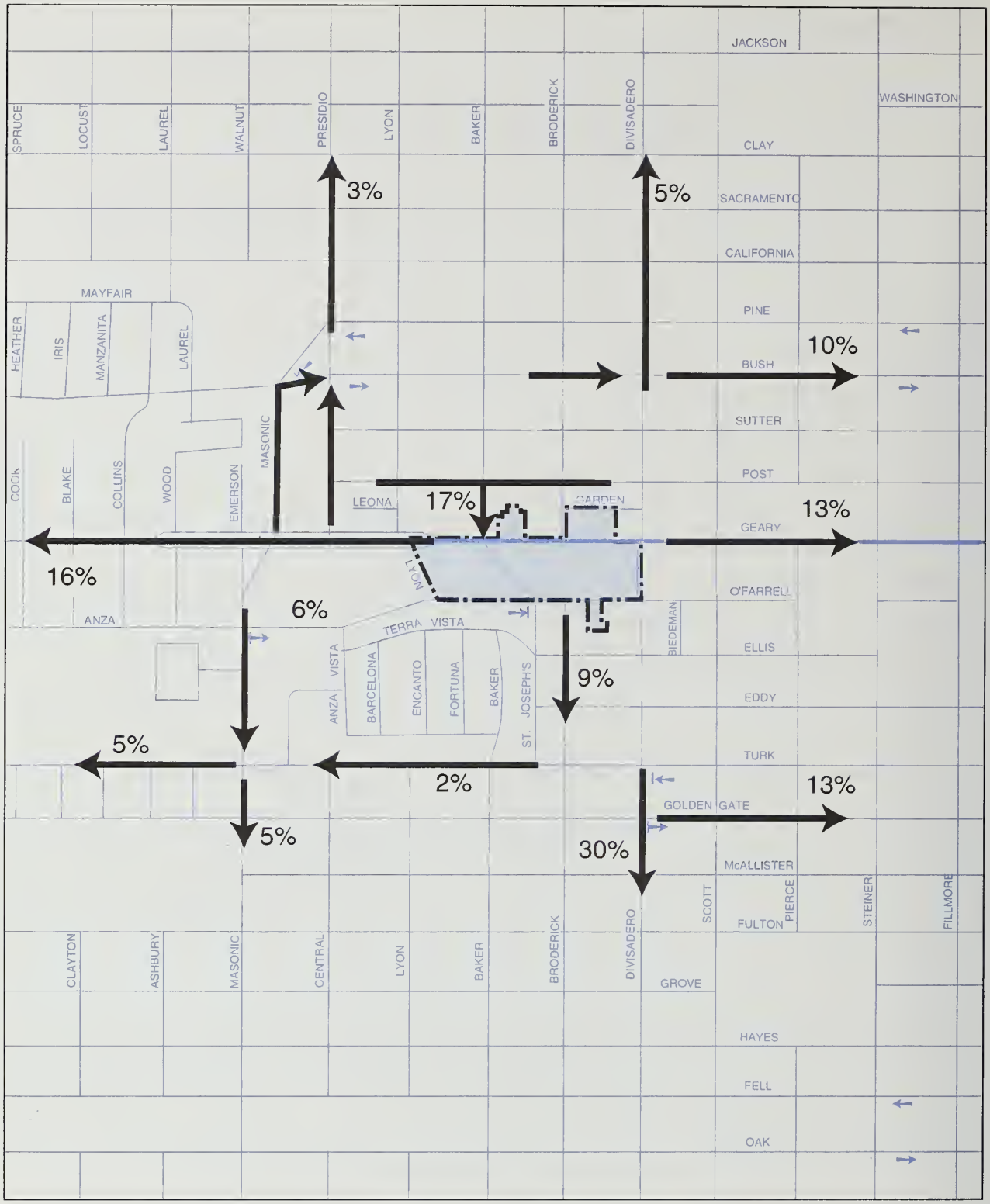
PARKING REQUIREMENTS

Two methods were used to calculate parking requirements for the total Kaiser uses. Table IX.F.9, p. A.74, and Table IX.F.10, p. A.75, summarize the parking requirements for



SOURCE: Korve Engineering

Figure IX.F.1
Vehicle Trip Distribution Pattern
Entering the Kaiser Geary Campus



SOURCE: Korve Engineering

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure IX.F.2
Vehicle Trip Distribution Pattern Exiting the Kaiser Geary Campus

TABLE IX.F.7: MODE SPLIT FOR PROPOSED KAISER FACILITIES

Mode	Employees	Patients	Visitors
Auto	73.5%	77.4%	86.6%
Transit	16.4%	16.5%	12.5%
Walk	6.9%	3.0%	0%
Other	3.2%	3.0%	0.9%

Source: Korve Engineering, Inc.

Phase 1 and buildout of Phase 2, respectively. The San Francisco Planning Code requirements are used for building sites under the City's jurisdiction - the Phase 1A/2290 Geary site and the 350 St. Joseph's site, as well as for the entire Geary Campus as a Planned Unit Development. Planning Code requires one off-street parking space for every 300 sq. ft. of occupied floor area for medical offices and one parking space for each residential unit. The occupied floor area was assumed to be 70 percent of the gross floor area, which accounts for the exclusion of areas occupied by exterior walls, mechanical equipment, restrooms, etc.

The San Francisco Redevelopment Agency (SFRA) requirements are applied to the Phase 1B/2139 O'Farrell Street, the Phase 1C/2295 Geary Boulevard, and the Phase 2A/1455 Divisadero Street buildings, in lieu of the Planning Code, since these buildings are located within a redevelopment area (i.e., the Western Addition Plan area). The SFRA requires one off-street parking space for every 300 gsf of building and one parking space for each residential unit. The SFRA jurisdiction is shown on Figure III.A-3, p. 111.

LOADING REQUIREMENTS

Similar to the project parking requirements, two methods were used to calculate the loading requirements for the total Kaiser uses. Tables IX.F.11 and IX.F.12, pp. A.76 - A.77,

TABLE IX.F.8: NET NEW VEHICLE-TRIP GENERATION

Action	Land Use	Size	Total Daily Vehicle-trips[4,5]	Total PM Peak-hour Vehicle-trips[3]	Employees PM Peak-hour Vehicle-trips[1]	Patient PM Peak-hour Vehicle-trips[1]	Visitor PM Peak-hour Vehicle-trips[1]	Non-Kaiser PM Peak-hour Vehicle-trips[2]
Phase 1A								
Proposed:	Kaiser OPS	531 employees	4,630	390	110	220	60	
Demolish:	Kaiser OPS	-34 employees	-300	-25	-10	-10	-5	
	Commercial/Retail	-6,705 gsf	-330	-10				-10
	Office	-15,570 gsf	-90	-10				-10
	Residential	-8 units	-20	-5				-5
Phase 1B								
Proposed:	Residential	21 units	70	10				10
Demolish:	Kaiser OPS	-29 employees	-250	-20	-5	-10	-5	
	Commercial/Retail	-5,964 gsf	-300	-10				-10
	Residential	-21 units	-60	-10				-10
Phase 1C								
Proposed:	Kaiser OPS	824 employees	7,180	600	170	340	90	
Demolish:	Kaiser	-793 employees	-6,910	-580	-160	-330	-90	
Vacate:	OPS/Admin.							
Year 2000 (Phase 1) Net New Trips			**3,620**	**330**	**105**	**210**	**50**	**-35**
Phase 2A								
Proposed:	Kaiser OPS	180 employees	1,570	130	40	80	20	
Phase 2B								
Proposed:	Kaiser Admin.	116 employees	1,010	90	20	50	10	
Year 2010 (Phase 1 and Phase 2) Net New Trips			**6,200**	**550**	**165**	**340**	**80**	**-35**

Notes:
gsf = gross square feet, OPS = Outpatient Services, Admin. = Administration

1. The Employee, Patient, and Visitor PM Peak-Hour Vehicle-Trips for the existing (to be demolished or vacated) and proposed Kaiser uses were based on trip distribution, mode split, and vehicle occupancy ratios derived from questionnaire surveys conducted at the two existing Kaiser outpatient service buildings at the Geary Campus on August 10, 1995.

2. The non-Kaiser commercial/retail and office PM Peak-Hour Vehicle-Trips were developed based on distribution, mode split, and vehicle occupancy ratios from supplementary draft tables to the Citywide Travel Behavior Survey provided by the Planning Department. For non-Kaiser residential uses, data was obtained from 1990 Journey-to-Work Census data (Census of Population and Housing, 1990 SF-T309 DBF).

3. The Total PM Peak-Hour Vehicle-Trips shown were obtained by summing the individual PM Peak-Hour Vehicle-Trips shown in the columns to the right, for employees, patients, visitors, and others.

4. The Total Daily Vehicle-Trips for the Kaiser land uses were derived by multiplying the Total PM Peak-Hour Vehicle-Trips by appropriate factors. These factors are based on the relationship of the PM peak-hour person-trips to average daily person trips. For example, for the Kaiser OPS and Administration, the PM peak-hour person-trips represent 8.4 percent of the average daily person-trips. The 8.4 percent was applied to the PM Peak-Hour Vehicle-Trips to derive the Total Daily Vehicle-Trips.

5. The Total Daily Vehicle-Trips for the non-Kaiser land uses were derived from the PM Peak-Hour Vehicle-Trips using the PM peak percentages of daily trips provided in the *Guidelines for Environmental Review: Transportation Impacts*, July 1991, Appendix 1, published by the City and County of San Francisco, Planning Department.

Source: Konve Engineering, Inc.

TABLE IX.F.9: COMPARISON OF TOTAL REQUIRED PARKING TO PROPOSED SUPPLY FOR PHASE 1

Land Use	Planning Code	SFRA Standard (Western Addition Plan)	Total Required Parking	Total Allowable Parking (150% of Code)	Total Supply
Planning Code Method					
260,000 gsf Kaiser OPS Phase 1A[2,6]	360		360	550	
350,000 gsf Kaiser OPS Phase 1C[1,6]	820		820	1,220	
Hospital (existing)[3,6]	50		50	70	
Total Kaiser	**1,230**		**1,230**	**1,840**	**1,870**
Total Non-Kaiser (Residential)[5]	**20**		**20**		**20**
SFRA Standard (Western Addition Plan) Method					
260,000 gsf Kaiser OPS Phase 1A[2,6]	360		360	550	
350,000 gsf Kaiser OPS Phase 1C[4]		1,170	1,170	1,170	
Hospital (existing)[3,6]	50		50	70	
Total Kaiser	**410**	**1,170**	**1,580**	**1,790**	**1,870**
Total Non-Kaiser (Residential)[7]		**20**	**20**		**20**

Notes:
gsf = gross square feet; OPS = Outpatient Services

1. Planning Code for OPS = 1 parking space per 300 sq. ft. of occupied floor area. (For Kaiser OPS, assumption used is occupied area = 70 percent gsf)
2. Planning Code Section 249.13(a)(10) (Geary Boulevard/Divisadero Street Special Use District) = 1 parking space per 500 sq. ft. of occupied floor area. (For Kaiser OPS, assumption used is occupied area = 70 percent gsf)
3. Planning Code for Hospital = 1 parking space per 2,400 gsf of sleeping room area. (Existing Hospital has 112,360 gsf sleeping room area.)
4. SFRA Standard for Western Addition A-1 Plan for OPS = 1 parking space per 300 gross sq. ft.
5. Planning Code for Residential = 1 parking space per residential dwelling unit
6. This increase to 150% of code is applicable only to these sites.
7. SFRA Standard for Western Addition A-2 Plan for residential = 1 parking space per residential dwelling unit

Source: Korve Engineering, Inc.

TABLE IX.F.10: COMPARISON OF TOTAL REQUIRED PARKING TO PROPOSED SUPPLY FOR BUILDOUT PHASE 2

Land Use	Planning Code	SFRA Standard (Western Addition Plan)	Total Required Parking	Total Allowable Parking (150% of Code)	Total Supply
Planning Code Method					
260,000 gsf Kaiser OPS Phase 1A[2,6]	360		360	550	
350,000 gsf Kaiser OPS Phase 1C[1,6]	820		820	1,220	
127,000 gsf Kaiser OPS Phase 2A[1,6]	300		300	440	
97,000 gsf Kaiser Admin. Phase 2B[7,6]	130		130	200	
Hospital (existing)[3,6]	50		50	70	
Total Kaiser	**1,660**		**1,660**	**2,480**	**2,340**
Total Non-Kaiser (Residential)[5]	**20**		**20**		**20**
SFRA Standard (Western Addition Plan) Method					
260,000 gsf Kaiser OPS Phase 1A[2,6]	360		360	550	
350,000 gsf Kaiser OPS Phase 1C[4]		1,170	1,170	1,170	
127,000 gsf Kaiser OPS Phase 2A[4]		420	420	420	
97,000 gsf Kaiser OPS Phase 2B[7,6]	130		130	200	
Hospital (existing)[3,6]	50		50	70	
Total Kaiser	**540**	**1,590**	**2,130**	**2,410**	**2,340**
Total Non-Kaiser (Residential)[8]		**20**	**20**		**20**

Notes
gsf = gross square feet; OPS = Outpatient Services

1. Planning Code for OPS = 1 parking space per 300 sq. ft. of occupied floor area. (For Kaiser OPS, assumption used is occupied area = 70 percent gsf)
2. Planning Code Section 243.19(a)(10) = 1 parking space per 500 sq. ft. of occupied floor area. (For Kaiser OPS, assumption used is occupied area = 70 percent gsf)
3. Planning Code for Hospital = 1 parking space per 2,400 gsf of sleeping room area. (Existing Hospital has 112,360 gsf sleeping room area.)
4. SFRA Standard for Western Addition A-1 Plan for OPS = 1 parking space per 300 gross sq. ft.
5. Planning Code for Residential = 1 parking space per residential dwelling unit.
6. This increase to 150% of code is applicable only to these sites.
7. Planning Code for offices = 1 parking space per 500 sq. ft. of occupied area.
8. SFRA Standard for Western Addition A-2 Plan for Residential = 1 parking space per residential dwelling unit.

Source: Korve Engineering, Inc.

TABLE IX.F.11: COMPARISON OF TOTAL REQUIRED LOADING TO PROPOSED SUPPLY FOR PHASE 1

Land Use	Planning Code	SFRA Standard (Western Addition Plan)	Planned Unit Development (Planning Code)[1]	Total Required Loading	Total Supply
Planned Unit Development Method					
260,000 gsf Kaiser OPS Phase 1A[2]	2			2	2
686,430 gsf Kaiser uses (Phase 1C & Hospital) (350,000 gsf Kaiser OPS and 336,430 gsf existing Hospital)[1]			4	4	6
TOTAL KAISER				**6**	**8**
22,740 gsf Residential[1]	**0**			**0**	**0**
SFRA Standard (Western Addition Plan) Method					
260,000 gsf Kaiser OPS Phase 1A[2]	2			2	2
350,000 gsf Kaiser OPS Phase 1C[3]		9		9	
336,430 gsf Hospital (existing)[2]	2			2	6
TOTAL KAISER				**13**	**8**
22,740 gsf Residential[1]		**0**		**0**	**0**

Notes:
gsf = gross square feet; OPS = Outpatient Services

1. For a planned unit development, the planning code is applied to the aggregate gsf of these campus buildings. Code requires 3 spaces for over 500,000 gsf plus 1 space for each additional 400,000 gsf
2. Planning Code = 2 loading spaces for 200,001-500,000 gsf
3. SFRA Standard for Western Addition A-1 Plan = 1 loading space per 40,000 gsf or fraction thereof
4. Planning Code = 0 loading space for less than 100,000 gsf

Source: Korve Engineering, Inc.

TABLE IX.F.12: COMPARISON OF REQUIRED LOADING TO PROPOSED SUPPLY FOR BUILDOUT OF PHASE 2

Land Use	Planning Code	SFRA Standard (Western Addition Plan)	Planned Unit Development (Planning Code)[1]	Total Required Parking	Total Supply
Planned Unit Development Method					
260,000 gsf Kaiser OPS Phase 1A 910,430 gsf Kaiser uses (350,000 gsf Kaiser OPS Phase 1C 127,000 gsf Kaiser OPS Phase 2A 97,000 gsf Kaiser Admin. Phase 2B 336,430 gsf existing Hospital)	2		4	2 4	2 6
TOTAL KAISER				**6**	**8**
22,740 gsf Residential Phase 1B[4]	**0**			**0**	**0**
SFRA Standard (Western Addition Plan) Method					
260,000 gsf Kaiser OPS Phase 1A[2]	2			2	2
350,000 gsf Kaiser OPS Phase 1C[3]		9		9	
127,000 gsf Kaiser OPS Phase 2A[3]		3		3	
97,000 gsf Kaiser Admin. Phase 2B[2]	0			0	4[5]
336,430 gsf existing Hospital[2]	2			2	2
TOTAL KAISER				**16**	**8**
22,740 gsf Residential Phase 1B[4]		**0**		**0**	**0**

Notes:
gsf = gross square feet, OPS = Outpatient Services, Admin. = Administration

1 For a planned unit development, the planning code is applied to the aggregate gsf of all campus buildings. Code requires 3 spaces for over 500,000 gsf plus 1 space for each additional 400,000 gsf

2 Planning Code = 2 loading spaces for 200,001-500,000 gsf

3 SFRA Standard for Western Addition A-1 Plan = 1 loading space per 40,000 gsf or fraction thereof

4 Planning Code = 0 loading space for less than 100,000 gsf.

5 Of these four loading spaces (to be shared by three buildings) one would be located in the 2295 Geary Boulevard building, one would be located at the new 350 St. Joseph's Avenue building, and two would be located in the existing 2130 O'Farrell building.

Source: Korve Engineering, Inc.

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TABLE IX.F.13

PROJECTED CONSTRUCTION TRAFFIC AND PARKING IMPACTS

Original Plan	Phase 1A 2290 Geary MOB						Phase 1B 2139 O'Farrell Apts.					Phase 1C 2295 Geary MOB						Phase 2A 1455 Divisadero Office						Phase 2B 350 St. Joseph's					
Building GSF Parking	260,000 sf 532 cars						--- ---					350,000 sf 700 cars						127,000 sf 210 cars						97,000 sf 270 cars					
Construction Phase	*Demo*	*Exc.*	*Found.*	*Garage Str.*	*Super Str.*	*Fin.*	*Demo*	*Exc.*	*Found.*	*Super Str.*	*Fin.*	*Demo*	*Exc.*	*Found*	*Garage Str.*	*Super Str*	*Fin*	*Demo*	*Exc.*	*Found*	*Garage Str.*	*Super Str.*	*Fin.*	*Demo*	*Exc.*	*Found.*	*Garage Str.*	*Super Str.*	*Fin.*
Duration of construction activity (months)**	0.5	4.25	0.25	6	6	8	0.25	1	1	3	3	8	4.5	0.5	7	7	9	0.5	3.75	0.25	4	5	7	2	2.75	0.25	4	4	6
Average No. of workers on-site per day	15	35	50	60	100	150	6	6	8	8	10	37	35	50	70	130	180	12	20	35	45	80	110	15	20	32	45	65	90
Average No. of total vehicles per day	20	35	165	60	83	120	14	8	14	11	14	40	40	165	67	105	158	18	26	98	43	71	95	22	26	98	43	56	85
Average No. of worker vehicles per day	10	25	40	50	75	105	8	6	8	8	8	30	25	40	55	95	140	10	18	28	35	65	85	14	18	28	35	50	75
Average No. of construction vehicles (trucks) on-site per day	10	10	125	10	8	15	6	2	6	3	6	10	15	125	12	10	18	8	8	70	8	6	10	8	8	70	8	6	10
Average No. of truck trips (one-way) per day	20	20	250	20	16	30	12	4	12	6	12	20	30	250	24	20	36	16	16	140	16	12	20	16	16	140	16	12	20
Peak No. of truck trips that could occur on a single day	30	30	900 *	40	20	40	12	8	12	10	14	40	40	900 *	40	24	50	24	28	500 *	30	18	36	24	28	500 *	30	18	30
Daily truck traffic hours of operation	7:00 am - 6:00 pm						7:00 am - 6:00 pm					7:00 am - 6:00 pm						7:00 am - 6:00 pm						7:00 am - 6:00 pm					

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TABLE IX.F.13 (cont.)

PROJECTED CONSTRUCTION TRAFFIC AND PARKING IMPACTS

Original Plan	Phase 1A 2290 Geary MOB						Phase 1B 2139 O'Farrell Apts.					Phase 1C 2295 Geary MOB						Phase 2A 1455 Divisadero Office						Phase 2B 350 St. Joseph's					
Building GSF Parking	260,000 sf 532 cars						--- ---					350,000 sf 700 cars						127,000 sf 210 cars						97,000 sf 270 cars					
Construction Phase	*Demo*	*Exc*	*Found*	*Garage Str*	*Super Str*	*Fin*	*Demo*	*Exc*	*Found*	*Super Str*	*Fin*	*Demo*	*Exc*	*Found*	*Garage Str*	*Super Str*	*Fin*	*Demo*	*Exc*	*Found*	*Garage Str*	*Super Str*	*Fin*	*Demo*	*Exc*	*Found*	*Garage Str*	*Super Str*	*Fin*
Special truck traffic hours of operation	---	---	6:00 am to 5:30 pm	---	---	---	---	---	---	---	---	---	---	24 hr truck service	---	---	---	---	---	24 hr truck service	---	---	---	---	---	24 hr truck service	---	---	---
Percentage of total daily truck traffic between 4pm - 6pm	0%	0%	15%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	15%	0%	0%	0%	0%	0%	10%	0%	0%	0%	0%	0%	10%	0%	0%	0%
Average size of trucks	12 yd	12 yd	9 yd	9 yd	Semi-Flat Bed	Step Truck	12 yd	12 yd	9 yd	Flat Bed	Pick-up	12 yd	12 yd	9 yd	9 yd	Semi-Flat Bed	Step Truck	12 yd	12 yd	9 yd	9 yd	Semi-Flat Bed	Step Truck	12 yd	12 yd	9 yd	9 yd	Semi-Flat Bed	Step Truck
Truck routes No 1 (l) = left (r) = right	From Hwy 101 to Fell St to Masonic (r) to Euclid (r) to Bush St to Divisadero St (r) to Garden St (r) to Broderick St (r) to Post St (l) to Presidio Ave (l) to Geary Blvd (l) to Masonic (l) to Oak St (l) to Hwy 101						From Hwy 101 to Fell St to Broderick (r) to O'Farrell St (r) to Divisadero St (r) to Oak St (l) to Hwy 101					From Hwy 101 to Fell St to Masonic (r) to Geary Blvd (r) to Webster St (r) to Oak St (l) to Hwy 101						From Hwy 101 to Fell St to Masonic (r) to Geary Blvd (r) to Webster St (r) to Oak St (l) to Hwy 101						From Hwy 101 to Fell St to Masonic (r) to Geary Blvd (r) to Webster St (r) to Oak St (l) to Hwy 101					
No 2	From Hwy 101 to Fell St to Masonic (r) to Euclid (r) to Bush St to Divisadero St (r) to Geary Blvd (r)to Masonic (l) to Oak St (l) to Hwy 101						None					None						From Hwy 101 to Fell St to Masonic (r) to Euclid (r) to Bush St to Divisadero St (r) to Oak St (l) to Hwy 101						None					
Location of truck loading and unloading	Garden Street or Geary Blvd						O'Farrell Street					Geary Blvd and O'Farrell Street						Geary Blvd and Divisadero Street						Geary Blvd					
Location of worker parking	Leased off site parking. Workers will be shuttled to project if needed						Any Kaiser Garage with with Available Space					Any Kaiser Garage with with Available Space						Any Kaiser Garage with with Available Space						Any Kaiser Garage with with Available Space					
When required, traffic lane closures for construction	Geary Blvd and Broderick Street						None					Geary Blvd and O'Farrell Street						Geary Blvd, Divisadero and O'Farrell Street						Geary Blvd and St. Joseph's Ave					
Hours of the day for traffic lane closures	7:00 am - 3:30 pm						None					7:00 am - 3:30 pm						7:00 am - 3:30 pm						7:00 am - 3:30 pm					

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TABLE IX.F.13 (cont.)

PROJECTED CONSTRUCTION TRAFFIC AND PARKING IMPACTS

Original Plan	Phase 1A 2290 Geary MOB						Phase 1B 2139 O'Farrell Apts.					Phase 1C 2295 Geary MOB						Phase 2A 1455 Divisadero Office						Phase 2B 350 St. Joseph's					
Building GSF Parking	260,000 sf 532 cars						--- ---					350,000 sf 700 cars						127,000 sf 210 cars						97,000 sf 270 cars					
Construction Phase	*Demo*	*Exc.*	*Found.*	*Garage Str.*	*Super Str.*	*Fin.*	*Demo*	*Exc.*	*Found.*	*Super Str.*	*Fin.*	*Demo*	*Exc.*	*Found*	*Garage Str*	*Super Str*	*Fin*	*Demo*	*Exc.*	*Found.*	*Garage Str*	*Super Str*	*Fin.*	*Demo*	*Exc*	*Found.*	*Garage Str.*	*Super Str.*	*Fin.*
Parking lane and sidewalk closures	Geary Blvd. and Broderick Street						O'Ferrell Street					Geary Blvd. and O'Ferrell Street						Geery Blvd., Divisadero and O'Ferrell Street						Geary Blvd. end St. Joseph's Ave.					
Duration of parking lane and sidewalk closures (months)	0.5	4.25	0.25	8	6	7	0.25	1	1	3	3	8	4.5	0.5	7	7	8	0.5	3.75	0.25	4	5	6.5	2	2.75	0.25	4	4	5.5
Route for removal of construction debris	See Truck Routes						See Truck Routes					See Truck Routes						See Truck Routes						See Truck Routes					
Construction staging location	Old gas station lot on corner of Post and Broderick						On-Site					Southwest corner of Geary Blvd. and Divisadero						On-Site						On-Site					

Notes:
Demo = Demolition Period
Exc. = Excavation Period
Found. = Mat Foundation Period
Garage Str. = Parking Garage Structure Period
Super Str. = Super Structure Period
Fin. = Interior / Finishes Period

* Peak truck trips during the mat foundation construction will occur on Saturday only
** Durations for all Phases exclude time for Asbestos or Site Abatement

summarize the loading requirements for Phase 1 and buildout of Phase 2, respectively. The first method is based on the Planning Code method as it applies to a Planned Unit Development (PUD) for the campus buildings on the south side of Geary Boulevard. The second method requires the use of the San Francisco Planning Code for individual buildings under the City's jurisdiction and application of the SFRA requirements for the Phase 1C/2295 Geary Boulevard and Phase 2A/1455 Divisadero Street sites, in lieu of the Planning Code, since these two buildings are located within a redevelopment area (i.e, the Western Addition A-1 Plan area). The Phase 1B/2139 O'Farrell Street residential building, located within a redevelopment project area (i.e., the Western Addition A-2 Plan area), is not required to provide any off-street loading facility. There is no SFRA standard for residential loading.

NOTES - Transportation and Circulation

1. A more detailed discussion of the on-site surveys are provided in the appendix to the *San Francisco Kaiser Geary Campus Project Transportation Study*, dated June 1996, on file and available for public review at the Planning Department, 1660 Mission Street, San Francisco.

G. NOISE

Sound is a form of energy transmitted via atmospheric pressure variations. Its most obvious characteristics are amplitude, perceived as loudness, and frequency, experienced as pitch. The standard unit of sound amplitude is the decibel (dB). Most common sounds contain many different frequency components. Because the human ear is not equally sensitive to all frequencies, a frequency-dependent weighting scheme is imposed whenever sound is measured. A-weighted decibels (dBAs) handle a sound's frequency components in a manner approximating that of the human ear. Table IX.G.1 provides examples of the A-weighted sound levels associated with common situations.

The judgment of the listener(s) is crucial in discriminating between sound and noise; noise is simply sound that is unacceptable to the listener(s) for a variety of reasons. Intense noise, as it is experienced in certain industrial and commercial settings (e.g., steel mills, airports, etc.), can cause physiological damage, but in most instances of environmental exposure, noise effects are typically limited to interference with sleep, speech, recreation, and work performance.

Several indicators have been developed to measure environmental noise, which reflect the consensus among researchers that the adverse impacts of noise correlate well with high acoustical energy content. Some include consideration for the time of its occurrence. Two of the most commonly used indicators are:

- Equivalent energy noise level (L_{eq}) is the average acoustic energy content of noise during the time it lasts. The L_{eq} of two different time-varying noise events are the same if they deliver the same acoustic energy to the ear during exposure, no matter what time of the day or night they occur.
- Day-night average noise level (L_{dn}) is a 24hour average L_{eq} with a 10 dBA "penalty" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for the greater nocturnal noise sensitivity of people and lower ambient noise level.

Research findings show that the percent of an exposed population highly annoyed by noise increases from zero at an L_{dn} of about 50 dBA to 100 percent when the L_{dn} is about 90 dBA.

TABLE IX.G.1: TYPICAL SOUND LEVELS MEASURED IN THE ENVIRONMENT[1]

A-Weighted Sound Level in Decibels	Noise Environments and Sources	Subjective Impression
140		
130	100' From a Civil Defense Siren	
120	200' From a Jet Takeoff	Pain Threshold
110	Rock Music Concert	
100	50' From a Pile Driver or 100' From an Ambulance Siren	Very Loud
90	Boiler Room or 50' From Freight Cars	
	Printing Press Plant	
80	In Kitchen with Garbage Disposal Running or 50' From a Pneumatic Drill	
70		Moderately Loud
60	Data Processing Center or 10' From a Vacuum Cleaner	
	Department Store	
50	Private Business Office or 100' From Light Traffic	
	200' From a Large Transformer	
40		Quiet
30	Quiet Bedroom or 5' From a Soft Whisper	
20	Recording Studio	
10		Threshold of Hearing
0		

Notes:

1. This table is meant to give the reader a sense of A-weighted sound levels by providing an example of a noise source or an environment corresponding to a certain noise level. For example, a person at a rock music concert would experience noise levels of 110 dBA. Also, a person standing 200 feet from a jet takeoff would experience noise levels of 120 dBA.

Source: EIP Associates.

Furthermore, for the same increase in L_{dn}, there is a greater increase in the number of people highly annoyed by high noise levels than by low noise levels. For example, it takes a 5 dBA noise increase to cause a 2 percent increase in the number of highly annoyed people (i.e., the minimum measurable change in community reaction) at an existing ambient noise level of 50 dBA; while an increase of only 1 dBA causes the 2 percent increase of highly annoyed people at an existing ambient noise level of 70 dBA.[1] Table IX.G.2 contains a more complete summary of the noise increments needed to produce a 2 percent increase in the number of highly annoyed people as a function of existing ambient noise levels.

REGULATORY SETTING

Federal Regulations

In response to the Noise Control Act of 1972, the EPA compiled scientific information on the effects of noise exposure and defined acceptable exposure levels to protect public health and welfare with a margin of safety.[2] These protective exposure levels were expressed in terms of suggested limits on the 24-hour average L_{eq} (i.e., 55 dBA for outdoor areas where people spend limited amounts of time, such as school yards, playgrounds, etc.) or the L_{dn} (i.e., 55 dBA in residential areas and other outdoor places where quiet is a basis for use). They were developed without concern for technical or economic feasibility and represent levels below which there is no reason to suspect that the general population will be at risk from any of the identified effects of noise.

It is important to note that, in the context of the Noise Control Act, "public health and welfare" is an indivisible term; there are no separate "health" effects or "welfare" effects. Thus "public health and welfare" includes personal comfort and well being, the absence of mental anguish, disturbances and annoyance, as well as the absence of clinical symptoms such as hearing loss or demonstrable physiological injury.[3]

TABLE IX.G.2: NOISE INCREMENTS REQUIRED TO PRODUCE A MEASURABLE CHANGE IN THE ANNOYANCE OF AN EXPOSED POPULATION

Ldn or Leq in dBA

Existing Noise Exposure	Allowable Project Noise Exposure	Allowable Combined Total Noise Exposure	Allowable Noise Exposure Increase
45	51	52	7
50	53	55	5
55	55	58	3
60	57	62	2
65	60	66	1
70	64	71	1
75	65	75	0

Source: Federal Transit Administration, Adapted from *Transit Noise and Vibration Impact Assessment*, DOT-T-95-16, April 1995.

State Regulations

In order to limit population exposure to physically damaging and psychologically disruptive noise, the California Department of Health Services' (DHS) Office of Noise Control has issued noise exposure guidelines that established three categories of noise exposure severity in the outdoor environment:

- Normally Acceptable (i.e., for residential uses and hospitals, an L_{dn} of 60 dBA or less) -- no undue burden on affected receptors, needing no mitigation;
- Conditionally Acceptable (i.e., for residential uses and hospitals, an L_{dn} between 60 dBA and 75 dBA) -- requires some mitigation of exposure, as established by an acoustic study; and
- Unacceptable (i.e., for residential uses and hospitals, an L_{dn} greater than 75 dBA) -- noise exposure is so severe that mitigation is not feasible.

The DHS guidelines serve as a model for use by counties and cities in the State. Most have changed the original DHS range specifications to some extent to suit their local requirements.

Title 24 of the California Code of Regulations (CCR) establishes standards governing indoor noise levels that apply to all new multi-family residential units (i.e., hotels, motels, apartments, condominiums, and other attached dwellings) in California. These standards require that acoustical studies be performed prior to construction at locations where the existing exterior L_{dn} exceeds 60 dBA. Such acoustical studies are required to establish mitigation measures that will limit maximum L_{dn} noise levels to 45 dBA in any habitable room. This code is enforced by the local building department during the building design phase. Although there are no generally applicable interior noise standards pertinent to all noise-sensitive uses, many communities in California have adopted a 45 dBA L_{dn} as an upper limit on interior noise in all residential units.

Local Regulations

The San Francisco General Plan, Environmental Protection Element identifies noise exposure criteria as a function of land use. The maximum L_{dn} considered "satisfactory, with no special noise insulation requirements" are as follows:

Residential	60 dBA
Hospitals	65 dBA
Office Buildings	70 dBA

The San Francisco Noise Ordinance (Article 29, San Francisco Municipal Code) regulates noise associated with the following activities and stationary equipment:

Construction Activities

- Construction noise is limited to 80 dBA at 100 feet from the equipment during daytime hours (i.e., 7 a.m. to 8 p.m.). Impact tools are exempt provided that they are equipped with intake and exhaust mufflers.

- Nighttime construction (i.e., 8 p.m. to 7 a.m.) that would increase ambient noise levels by 5 dBA or more is prohibited unless a permit is granted by the Director of Public Works.

Waste Disposal Services

- The creation of an "unnecessary" amount of noise (in the judgment of the Director of Public Health or his/her authorized representative) by waste disposal services is prohibited. Noise from truck-mounted waste or garbage loading and/or compacting equipment is limited to 75 dBA at 50 feet from the equipment.

General Activities

- Noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance of any reasonable person of normal sensitivity residing or working in the area is prohibited. A noise level which exceeds the ambient noise level by 5 dBA or more, as measured at an affected receptor's property line, is deemed a prima facie violation of the Ordinance.

Fixed Machinery or Equipment

- Noise from fixed machinery or equipment (e.g., pumps, fans, air conditioning apparatus) is limited to 50 dBA during the night and 55 dBA during the day at the property line of the residential property affected by the noise emission.

NOTES - Noise

1. Schultz, T.J., "Synthesis of Social Surveys on Noise Annoyance", *Journal of the Acoustical Society of America*, August 1978, Vol. 64, No. 2, pp. 377-405.

2. *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, EPA/ONAC 550/9-74-004, was published in March 1974 and critical portions were extracted and published separately in condensed version in November 1978 (see Endnote 3, below).

3. *Protective Noise Levels: Condensed Version of EPA Levels Document*, EPA 550/9-79-100, November 1978, p. 21.

APPENDIX H
AIR QUALITY

TABLE IX.H.1
SUMMARY OF RECORDED AIR POLLUTANT LEVELS IN SAN FRANCISCO

	Ozone		Nitrogen Dioxide		Carbon Monoxide				PM_{10}	
Year	1-hr High	Number of Exceedances	1-hr High	Number of Exceedances	1-hr High	Number of Exceedances	8-hr High	Number of Exceedances	24-hr High	Number of Exceedances
1994	0.06	0	0.09	0	7.5	0	5.3	0	na	6
1993	0.08	0	0.08	0	10	0	6.9	0	69	5
1992	0.08	0	0.09	0	10	0	7.4	0	81	9
1991	0.05	0	0.10	0	14	0	8.4	0	109	15
1990	0.06	0	0.11	0	12	0	6.9	0	165	12

Note: The High is the highest concentration for the year. Exceedances for ozone, nitrogen dioxides and carbon monoxide refer to federal and state standards, while those for PM_{10} refer only to state standards. The ozone, nitrogen dioxide, and inhalable particulate data were collected at the 10 Arkansas Street station. The carbon monoxide data were collected at the 939 Ellis Street station. The ozone, nitrogen dioxide, and carbon monoxide data are presented in parts per million. The PM_{10} data are presented in micrograms per cubic meter. na = not available.

Source: California Air Resources Board, *California Air Quality Data Summaries 1993, 1992, 1991, 1990;* Bay Area Air Quality Monitoring District, Air Currents, April 1995.

I. HAZARDOUS MATERIALS

This appendix contains supporting documentation for the Hazardous Materials analysis in this EIR. Specifically, it contains additional information regarding the regulatory setting; the quantities of hazardous wastes generated at Kaiser facilities, biohazardous waste streams and disposal methods, and injuries and illnesses reported at Kaiser.

REGULATORY SETTING

Hazardous materials handling activities are subject to numerous laws and regulations at all levels of government intended to protect health and safety. These laws apply to Kaiser just as they do to all hazardous materials users. The laws and regulations summarized in this section are those most important to working with hazardous materials. Table IX.I.1 lists these regulatory requirements.

Hazardous Materials Management Planning

State law requires detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of and to prevent or mitigate injury to health or the environment in the event that such materials are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title III of the Superfund Amendments and Reauthorization Act or SARA, Title III) impose similar requirements. These requirements are enforced by the California Office of Emergency Services.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires that any business that handles specified quantities of hazardous materials prepare a Business Plan, which must include the following (*California Health and Safety Code,* Section 25504):

TABLE IX.I.1: SUMMARY OF ENVIRONMENTAL REGULATIONS AND COMPLIANCE REQUIREMENTS

Hazardous Materials Management Planning

Emergency Planning and Community Rights-to Know Act
Hazardous Materials Release Response Plans and Inventory Law of 1985
Business Plan Act, 1988

Hazardous Materials Transportation

U.S. Department of Transportation regulations in *Code of Federal Regulations*, Title 49
U.S. Postal Service regulations in *Code of Federal Regulations*, Title 39
California Vehicle Code, Section 32000
California Code of Regulations, Title 13
California Highway Patrol requirements for hazardous materials and wastes labeling and packing

Hazardous Material Worker Safety Requirements

Federal Occupational Safety and Health Act, 1970
California Health and Safety regulations in *California Code of Regulations*, Title 8
Toxic Substances Control Act, *Code of Federal Regulations*, Title 40
National Fire Codes, Title 45
California Fire Code, *California Code of Regulations*, Title 24
California Safe Drinking Water and Toxic Enforcements Act (Proposition 65)

Hazardous Waste Handling Requirements

Federal Resource Conservation and Recovery Act, 1976
Federal Hazardous and Solid Waste Act, 1984
California Hazardous Waste Control Law

Biohazardous Waste Handling Requirements

California Medical Waste Management Act, 1990

Animal Care

Animal Welfare Act, *Code of Federal Regulations*, Title 9, Parts 1, 2, and 3
National Institutes of Health requirements in *Guide for the Care and Use of Laboratory Animals*, NIH Publication No. 86-23, revised 1985

Emergency Response to Hazardous Materials and Wastes Incidents

Federal Emergency Services Act
California Emergency Response Plan, administered by the California Office of Emergency Services
California Government Code, Section 8550
Response requirements in the Hazardous Materials Release and Inventory Law, 1985

Source: Environmental Science Associates. As of January 1, 1992, state agencies were also to comply with local regulations implementing the Business Plan Act.

- details, including floor plans, of the facility and business conducted at the site;an inventory of hazardous materials that are handled or stored;
- an emergency response plan; and
- a training program in safety procedures and emergency response for new employees, including an annual refresher course for all employees.

In 1988, the Business Plan Act was amended to include public agencies within the definition of a business, resulting in a requirement for state agencies to submit Business Plans to designated local agencies.

Worker Safety Requirements

The California Occupational Safety and Health Administration (Cal-OSHA) and the Federal Occupational Safety and Health Administration (OSHA) are the agencies responsible for assuring worker safety in the handling and use of chemicals in the workplace. In California, Cal-OSHA assumes primary responsibility for developing and enforcing workplace safety regulations.

Under the authority of the Occupational Safety and Health Act of 1970, the federal government has adopted numerous regulations pertaining to worker safety (contained in the *Code of Federal Regulations,* Title 29). These regulations set standards for safe workplaces and work practices, including the reporting of accidents and occupational injuries. Some OSHA regulations contain standards relating to hazardous materials handling, including workplace conditions, employee protection requirements, first aid, and fire protection, as well as material handling and storage. Because California has a federally-approved OSHA program, it is required to adopt regulations that are at least as stringent as federal standards.

Cal-OSHA regulations concerning the use of hazardous materials in the workplace (which are detailed in the *California Code of Regulations,* Title 8, Section 3203) include requirements for employee safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention

plan preparation. Cal-OSHA enforces hazard communication program regulations, which contain training and information requirements, including procedures for identifying and labeling hazardous substances as well as communicating hazard information related to hazardous substances and their handling. The hazard communication program also requires that Material Safety Data Sheets (MSDS) be available to employees and that employee information and training programs be documented. These regulations also require preparation of emergency action plans (escape and evacuation procedures, rescue and medical duties, alarm systems, and emergency evacuation training).

Both federal and state laws include special provisions for hazard communication to employees in research laboratories, including training in chemical work practices. The training must include methods in the safe handling of hazardous materials, an explanation of MSDSs, use of emergency response equipment and supplies, and an explanation of the building emergency response plan and procedures.

Chemical safety information must also be available. More detailed training and monitoring is required for the use of carcinogens, ethylene oxide, lead, asbestos, and certain other chemicals listed in the *Code of Federal Regulations,* Title 29. Emergency equipment and supplies, such as fire extinguishers, safety showers, and eye washes, must also be kept in accessible places. Compliance with these regulations reduces the risk of accidents, worker health effects, and emissions.

The California Fire Code (*California Code of Regulations*, Title 24), which is enforced at Kaiser by the local Fire Department, contains state standards for the use and storage of hazardous materials and special standards for buildings where hazardous materials are found. Some of these regulations consist of amendments to *National Fire Codes*, Standard 45, which is regarded as a nationally recognized standard. California Fire Code regulations require personnel training and written procedures and facility closure plan for hazardous materials.

The Safe Drinking Water and Toxics Enforcement Act (Proposition 65), implemented by the state Office of Environmental Health Hazard Assessment, includes the following three elements: (1) prohibits discharges of chemicals known to the State of California to cause cancer or to

exhibit reproductive toxicity to any source of drinking water; (2) requires that anyone exposed to such chemicals be warned first; and (3) requires that designated employees report any illegal discharge or threatened illegal discharge of a hazardous waste. State agencies are not required to comply with the first two requirements of Proposition 65, but must comply with the reporting requirements.

Laboratories in California are now required to prepare a Laboratory Chemical Hygiene Plan. Each laboratory at Kaiser is required to maintain all elements of the Chemical Hygiene Plan in the laboratory available to all employees. It includes description of site specific response for chemical hygiene and safety, a chemical inventory, site-specific information on chemical receiving, storing, and dispensing, emergency response instructions, site-specific hazardous materials engineering control systems, personal protective equipment, prior approvals required, an employee training checklist and provisions for record keeping, laboratory safety surveys, and establishment and use of specific protocols for performing work and use of hazardous materials. The Chemical Hygiene Plan is in addition to the Injury and Illness Prevention Plan required by *California Code of Regulations*, Title 8, Section 3203.

Hazardous Waste Handling Requirements

The federal Resource Conservation and Recovery Act (RCRA) of 1976 created a major new federal hazardous waste regulatory program that is administered by the U.S. Environmental Protection Agency (USEPA). Under the Act, the USEPA regulates the generation, transportation, treatment, storage, and disposal of hazardous waste from "cradle to grave."

The RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the "cradle-to-grave" system of regulating hazardous wastes. The Hazardous and Solid Waste Act specifically prohibits the use of certain techniques for the disposal of some hazardous wastes.

Under RCRA, individual states may implement their own hazardous waste programs in lieu of federal requirements as long as the state program is at least as stringent as the federal requirements. The EPA approved California's program to implement federal regulations as of August 1, 1992.

The Hazardous Waste Control Law is administered by the Department of Toxic Substances Control (DTSC). Under the law, the DTSC has adopted extensive regulations governing the generation, transportation, and disposal of hazardous wastes. State requirements differ little from federal laws; both laws impose "cradle to grave" regulatory systems for handling hazardous wastes in a manner that protects human health and the environment. Regulations implementing the state law are generally more stringent than regulations at the federal level.

State regulations list 791 hazardous chemicals as well as 20-30 more common materials that may be hazardous; establish criteria for identifying, packaging and labeling hazardous wastes; prescribe management practices for hazardous wastes; establish permit requirements for hazardous waste treatment, storage, disposal and transportation; and identify hazardous wastes that cannot be disposed of in landfills.

Under both state and federal law, hazardous waste manifests must be retained by the generator for a minimum of three years. Hazardous waste manifests list a description of the waste, its intended destination and regulatory information about the waste. A copy of each manifest must be filed with the State. The generator must match copies of hazardous waste manifests with certification notices from the treatment, disposal, or recycling facility.

Biohazardous Materials Requirements

The U.S. Department of Health and Human Services Public Health Service, Centers for Disease Control and Prevention, and National Institutes of Health issue guidelines for the handling of biohazardous organisms, which are described in *Biosafety in Microbiological and Biomedical Laboratories*. The Department's guidelines for research involving recombinant DNA molecules

are contained in the *Federal Register*. These guidelines are not necessarily legally required, but because National Institutes of Health research funding is contingent upon following the guidelines, they have become industry standards.

Medical (Biohazardous) Waste Handling Requirements

The Medical Waste Management Act of 1990 created a classification for medical waste to be regulated by the Medical Waste Management Program of the Department of Health Services' Environmental Health Division (now the Division of Drinking Water and Environmental Management (DDWEM)) and eliminated the classification of infectious waste that was controlled by DTSC. Medical waste includes biohazardous and infectious waste as well as sharps waste such as razor blades or syringe needles.

Medical waste is generally regulated in the same manner as hazardous waste, except that special provisions apply to the storage, containment, treatment, and transportation of such wastes (*California Health and Safety Code*, Section 25015 et seq.). These regulations require that infectious wastes be stored in refrigerated facilities below 32 degrees Fahrenheit for not more than 90 days and that such wastes be properly packaged and labeled. Storage for no more than seven days is recommended; storage for greater than seven days is prohibited for medical waste that is not refrigerated. Steam sterilization units and incinerators used to render infectious waste non-infectious must meet specific design and operating standards established by the DDWEM of the Department of Health Services.

Structural Components

Asbestos

Federal and state laws and regulations also pertain to building materials containing asbestos. Inhalation of airborne fibers is the primary mode of asbestos entry into the body, making friable

(easily crumbled) materials the greatest health threat. For this reason, it is regulated both as a hazardous air pollutant under the Clean Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. These regulations prohibit emissions of asbestos from asbestos-related manufacturing, demolition, or construction activities; require medical examinations and monitoring of employees engaged in activities that could disturb asbestos; specify precautions and safe work practices that must be followed to minimize the potential for release of asbestos fibers; and require notice to federal and local government agencies prior to beginning renovation or demolition that could disturb asbestos. The agencies with primary responsibility for asbestos safety are the Bay Area Air Quality Management District, Cal-OSHA and OSHA, and the USEPA. Some state regulations addressing asbestos-containing materials are more stringent than federal regulations. For example, California requires licensing of contractors who conduct abatement activities.

Polychlorinated Biphenyls (PCBs)

The *Code of Federal Regulations*, Title 40, contains the Toxic Substances Control Act regulations. This Act restricts the use and storage of PCB-containing transformers (defined as those containing at least 500 parts per million PCBs). The EPA also requires that all PCB-containing transformers, whether in use or in storage, be registered with fire protection personnel, and that they be inspected by said personnel every three months. If a leak is found, it must be contained to prevent release and exposure, and then be eliminated.

Hazardous Materials Transportation

The U.S. Department of Transportation has the regulatory responsibility for the safe transportation of hazardous materials between states and to foreign countries. The Department of Transportation regulations govern all means of transportation, except for those packages shipped by mail, which are covered by the U.S. Postal Service regulations. Department of

Transportation regulations are contained in the *Code of Federal Regulations*, Title 49; Postal Service regulations are in Title 39.

Every package type used by a hazardous materials shipper must undergo tests which imitate some of the possible rigors of travel. While not every package must be put through every test, most packages must be able to meet the following generic test: the ability to be (a) kept under running water for one-half hour without leaking; (b) dropped, fully loaded, onto a concrete floor; (c) compressed from both sides for a period of time; (d) subjected to low and high pressure; and (e) frozen and heated alternately.

Common carriers are licensed by the California Highway Patrol, pursuant to the California Vehicle Code, Section 32000. This section requires licensing of every motor (common) carrier who transports, for a fee, in excess of 500 pounds of hazardous materials at one time and every carrier, if not for hire, who carries more than 1,000 pounds of hazardous material of the type requiring placards. Common carriers conduct a large portion of their business in the delivery of hazardous materials.

Under the RCRA, the USEPA set standards for transporters of hazardous waste. In addition, the State of California regulates the transportation of hazardous waste originating or passing through the state; state regulations are contained in the *California Code of Regulations*, Title 13.

Hazardous waste must be regularly removed from generating sites by licensed hazardous waste transporters. Transported materials must be accompanied by hazardous waste manifests.

Two state agencies have primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies: the California Highway Patrol (CHP) and the California Department of Transportation (Caltrans).

The CHP enforces hazardous materials and hazardous waste labeling and packing regulations that prevent leakage and spills of material in transit and provide detailed information to cleanup crews in the event of an accident. Vehicle and equipment inspection, shipment preparation,

container identification, and shipping documentation are all part of the responsibility of the CHP, which conducts regular inspections of licensed transporters to assure regulatory compliance.

Caltrans has emergency chemical spill identification teams at 72 locations throughout the state. The Caltrans spill identification teams nearest to the project site are located in Fairfield and West Sacramento. These teams can respond within approximately 30 minutes. Within about two hours, contracted spill remediation firms are able to assist Caltrans crews clear larger emergency situations.

Emergency Response to Hazardous Materials Incidents

Pursuant to the Emergency Services Act, the state has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local government agencies and private persons. Response to hazardous materials incidents is one part of this plan (*California Government Code*, Section 8574.1 et seq.). The plan is administered by the state Office of Emergency Services, which coordinates the responses of other agencies including the USEPA, the CHP, the Department of Fish and Game, the San Francisco Regional Water Quality Control Board (RWQCB), and the Division of Occupational and Environmental Disease Control, Division of Drinking Water and Environmental Management and the Radiologic Health Branch of the Department of Health Services.

In addition, pursuant to the Hazardous Materials Release Response Plans and Inventory Law of 1985 (the Business Plan Law), local agencies are required to develop area plans for response to hazardous materials releases. These emergency response plans depend to a large extent on the business plans submitted by entities that handle hazardous materials. An area plan must include pre-emergency planning of procedures for emergency response, notification and coordination of affected government agencies and responsible parties, training, and follow-up.

HEALTH AND SAFETY POLICIES AND PROCEDURES AT KAISER

Kaiser maintains a Hazard Communication Plan for health and safety of the employees and the community. The plan communicates to all employees, physicians, volunteers and contract personnel the existence of potential hazards in the workplace and self protection measures against these hazards. The plan is in compliance with Title 8 of the California Administrative Code, General Industry Safety Order 5194. A copy of this document is on file in the office of the Safety Officer.

Each Department Head is responsible for developing departmental policies and procedures pertaining to the receiving, storing, handling, disposing and dealing with emergency situations pertaining to hazardous materials use in the department. Each hazardous substance container is labeled, tagged or marked with information including identity of the hazardous substance; appropriate hazard warnings and first aid measures; name and address of the manufacturer or importer of the chemical; date received; date opened; date expires; any important storing or handling procedures; physical, reactive or radioactive hazards; health hazards; basic protective clothing, equipment and procedures recommended for use when working with the chemical; name, address and emergency phone number of the company that made or imported the chemical.

Material Safety Data Sheets (MSDSs) are available in the Safety Office, Material Management Department and in the department files. MSDSs are readily available to employees during each work shift. Employees are informed of newer revised MSDSs received, pointing out significantly increased risks or measures necessary to protect health as compared to those stated on a previously issued MSDs.

The Material Management Department at Kaiser works with the Safety Office in establishing a Master File containing a facility-wide inventory list and a MSDS for each different hazardous substance used at the facility. The Material Management Department adds a new or revised MSDS to the Master File upon receipt and determines which departments using the hazardous substance need a copy and sends them one. The inventory list is updated at least annually.

Kaiser employees are required to attend general orientation conducted by the Education and Training Department and trainings provided by the Department Head. The trainings provide information on identification of hazardous substances used in the department, explanation on the physical and health hazards of substances used, demonstration on use and location of protective clothing and storage equipment, proper disposal practices, and emergency spill procedures and decontamination techniques. Contents of in-service training is documented and attendance roster maintained. Annual training of each employee is documented on the "Supplemental Performance Evaluation and Training Report".

Kaiser maintains an Emergency Response Plan which is reviewed and updated at least once per year. The Safety Officer is responsible for reviewing and updating the Emergency Response Plan. The Emergency Coordinator is responsible for coordinating all emergency response actions at the facility and has the authority to make decisions during an emergency.

In an emergency, employees and other people within the facility are alerted by alarms consisting of horns, strobes and overhead paging. Alarms are located in hallways, offices, laboratories and patient rooms. The alarm system is monitored by an outside company which notifies the local Fire Department when set off. A code red alarm is for fire and a code yellow alarm is for a hazardous materials spill. Employees are aware of the number to be called in an emergency. Kaiser relies on the San Francisco Fire Department to authorize notification/evacuation of the neighborhood.

In an emergency situation requiring evacuation, the staff and patients are evacuated via the closest available fire exit using stairs. For a fire or chemical release, staff and patients are evacuated up wind of the smoke or chemical cloud. For medical emergencies, the facility has Triage and Crash Carts located on every floor which are available to move to different locations throughout the facility. For seismic emergencies, Light Search and Rescue Kits have been placed in strategic locations throughout the facility.

The Emergency Response Plan at Kaiser outlines specific procedures for responding to a major spill or leak of radioactive materials, compressed non-flammable gases, flammable gases, inert

gas, flammable solvents, non-flammable solvents, liquid oxidizers, gaseous oxidizers, corrosives, combustible liquids, and water reactive solids. The plan also outlines procedures for responding to a fire involving hazardous materials, an underground tank leak, and an earthquake.

Kaiser also maintains an Injury Prevention Program which provides plans and procedures for identifying and evaluating hazards at workplace, correction of hazards, and health and safety training. A Respiratory Protection Plan provides policies for using respiratory protection equipment when needed for protection against airborne exposures to hazardous materials. A Blood-Borne Pathogen Exposure Control Plan at Kaiser defines the methods by which all employees are educated as to risks associated with exposure to blood-borne pathogens; policies and procedures which reduce the risk of employee exposure to blood-borne pathogens; and mechanisms for employee counseling and treatment following exposure to blood-borne pathogens.

TABLE IX.I.2: QUANTITIES OF HAZARDOUS WASTE GENERATED IN 1993 AND 1994 AT GEARY CAMPUS, EXCLUDING KAISER HOSPITAL

	Quantities	
Hazardous Waste	**1993**	**1994**
Hazardous waste, solid	14,150 lbs., 95 cu. yd.	420 lbs.
Hazardous waste, liquid	544 lbs., 2696 gal.	6,278 gal., 635 lbs.
Flammable waste, liquid	920 lbs.	650 lbs., 15 gal.
Poisonous waste	539 lbs.	616 lbs.
Other chemical waste[1]	5,572 lbs., 15 gal., 23 tons	7,365 lbs., 301 gal., 1 cu. yd.

Notes:
cu. yd.: cubic yard
gal.: gallon
lbs.: pounds

1. This category represents various other chemical wastes, including compressed gas, waste petroleum, and non-RCRA hazardous waste.

Source: Manifest Records, Safety Office, Kaiser Permanente Medical Center, San Francisco.

TABLE IX.I.3: DISPOSAL PROCESSES FOR INFECTIOUS WASTE

Infectious Waste	Final Disposal Process
Microbial laboratory waste, including cultures of etiologic agents, which significantly contribute to the cause of increase morbidity or mortality of human beings	Sterilization
Pathological specimens	Licensed contractor
Surgical specimens, human tissues	Licensed contractor
Hemodialysis waste, including arterial lines and dialysate membranes	Sanitary sewer (dialysate fluid) and sterilization (lines and membranes)
Bulk blood, blood products, blood specimens, or blood in liquid form in collection devices, containers or in tubing	Sterilization
Capped and sealed collecting devices of blood and body fluids that cannot and should not be emptied	Sterilization
All needles and sharps	Licensed contractor

Source: Guidelines for Handling and Disposal of Waste Procedure Number 300-04-SF-153, Kaiser Permanente Medical Center, San Francisco.

TABLE IX.I.4: BIOHAZARDOUS WASTE STREAMS AND DISPOSAL METHODS

Waste Streams	Waste Types	Final Disposal
Red Bio-hazard Bag	Items soiled with blood or body fluids; non-treated suction canisters Examples: chux, dressings, gloves, gowns, masks, tubing	Treated on-site by steam sterilization; Local landfill
Sharps Containers	Needles, syringes, lancets[1], contaminated broken glass, disposable blades and scalpels[2]	Biohazardous waste hauler; Off-site steam sterilization; Non-local landfill
20-gallon Mini Tubs	Items soaked with blood or body fluids; non-treated fluid suction canisters; in-lab urine micro cultures and blood tubes	Biohazardous waste hauler; Off-site steam sterilization; Non-local landfill
Pathology Box	Microscope slides, glass specimen containers, lavage containers, fixed tissue	Biohazardous waste hauler; Off-site incineration
Chemotherapy Waste Containers	Soiled items for patients taking chemotherapy or cytotoxic medications[3] only	Biohazardous waste hauler; Off-site incineration

Notes:
1. Sharp-pointed two-edged surgical instrument
2. Small sharp precision knife used in surgery
3. Medications toxic to cells

Source: Kaiser Permanente Medical Center Safety Office, San Francisco.

TABLE IX.I.5: BIOHAZARDOUS WASTE GENERATED PER MONTH AT 2200 O'FARRELL

Waste Type	Amount (pounds/month)	Disposal Method
Laboratory Waste	1,320	Transported off site, steam-sterilized on site
Liquid Blood	400	Transported off site
Sharps	7,800	Isolyzed
Surgical Specimens	708	Transported off site
Other Biohazardous Waste[1]	31,743	Transported off site, steam-sterilized on site
Total	**41,971**	

Notes:

1. This category includes gloves, gowns, tissues, and other disposables that are used in the clinics during patient examinations.

Source: City and County of San Francisco, Department of Public Works, Medical Waste Management Program, Certificate, Registration and Permit Application for Kaiser Permanente Medical Center, 2200 O'Farrell, San Francisco.

TABLE IX.I.6: INJURIES AND ILLNESSES REPORTED IN KAISER OSHA LOG 200 REPORTS

	Injuries		Illness	
	1993	1994	1993	1994
Events Involving Lost Work Days	38	25	5	0
Events with No Loss of Work Days	47	44	23	16
Total of All Events	**85**	**69**	**28**	**16**
Number of Lost Work Days	850.5	153	38	0.5
Number of Days with Restricted Work Activity	66	15	1	0

Source: Kaiser Permanente Medical Center, San Francisco.

TABLE IX.I.7: QUANTITIES OF HAZARDOUS WASTE GENERATED AT FRENCH CAMPUS

Hazardous Waste	Quantities (1994)
Hazardous waste, solid	6 lbs.
Hazardous waste, liquid	1,990 gal.
Flammable waste, liquid	670 lbs.
Poisonous waste	5 lbs.
Other chemical waste	25 lbs.

Notes:
cu. yd.: cubic yard
gal.: gallon
lbs.: pounds

Source: Manifest Records, Kaiser Permanente Medical Center, Safety Office, San Francisco.

J. UTILITIES AND COMMUNITY SERVICES

POLICE PROTECTION

The total number of city-wide offenses was about 136,700 in 1994, and the total number of major offenses in the Park District of the San Francisco Police Department (SFPD) reported in 1994 was 9,100, or about 7 percent of the city-wide total. The total number of offenses reported in 1994 for the Richmond District was about 8,260, or about 6 percent of the city-wide total.

Under a newly enacted police staffing ordinance, the SFPD is expected to have no fewer than about 1,970 full-time duty officers available for police work. Patrol is traditionally at least 50 percent of department staff. The Police Department expects this percentage to increase due to the need to comply with the full staffing ordinance and its emphasis on patrol and community policing.

SOLID WASTE COLLECTION

The City's 1932 garbage ordinance established 9 routes or territories. Each route had a licensed hauler. Today, the City currently has two licensed haulers who have rights and permits to haul waste in the City: Sunset Scavenger and Golden Gate Disposal. These haulers merged in 1985 under NorCal, their parent company. Sunset Scavenger provides hauling services for the Geary Campus.

A solid waste generation study performed for the City and County of San Francisco in 1990 in conjunction with the City's Source Reduction and Recycling Element (SRRE) indicated that a total of about 1,027,170 tons of solid waste were generated in the City that year.[1] Of that total about 309,840 tons (30 percent) were generated by residential sources, 406,460 tons (40 percent) were generated by commercial sources, 290,870 tons (28 percent) were generated by industrial sources, and 20,000 tons (2 percent) were generated by other sources. Of the total quantity of

solid waste generated in San Francisco in 1990, about 360,170 tons (35.1 percent) were diverted from the waste stream through recycling and composting, resulting in 667,000 tons (64.9 percent) of landfill disposal.

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 requires that all cities in California develop programs which will enable them to divert 25 percent of their waste stream from landfill disposal by the year 1995, and 50 percent by the year 2000. In keeping with this objective the City and County of San Francisco has enacted, provided support for, or is planning to undertake, a wide variety of programs to reduce the amount of solid waste that is deposited in landfills annually from the City. These are augmented by a number of private for-profit recycling efforts.

NOTES - Utilities and Community Services

1. City and County of San Francisco, *Source Reduction and Recycling Element*, Final Draft, prepared by Brown, Vence & Associates, October 1992.

TABLE IX.J.1: SOLID WASTE GENERATION
Geary Campus, Excluding Hospital

Phase/Building	Land Use	Solid Waste Generation Factor /1/	1995 sf, or res	1995 lb/day	2000 sf, or res	2000 lb/day	2010 sf, or res	2010 lb/day
Retained								
2350 Geary (vacated in 2000)	OPS	1.5 lb/100 sf-day	29,280 sf	439				
2130 O'Farrell	Prkg							
Phase 1: 2000								
1A : 2290 Geary Site (1996-1998)								
11-19 Garden /2/	Res	2.5 lb/res-day	10 res	25				
2232-38 Geary /3/	Res	2.5 lb/res-day	8 res	20				
	Comm	1.5 lb/100 sf-day	1,120 sf	11				
	Off	1.0 lb/100 sf-day	1,115 sf	1,115				
2240 Geary	Off	1.0 lb/100 sf-day	3,150 sf	32				
2250 Geary	Off	1.0 lb/100 sf-day	1,960 sf	20				
2256 Geary (Vacant)	Comm	1.5 lb/100 sf-day	2,200 sf					
2270-74 Geary /4/	Res	2.5 lb/res-day	6 res	15				
	Off	1.0 lb/100 sf-day	2,620 sf	26				
2292-96 Geary	Off	1.0 lb/100 sf-day	6,720 sf	67				
	Vac		3,360 sf					
2262-66 Geary	OPS	1.5 lb/100 sf-day	8,009 sf	120				
2280-88 Geary	Comm	1.5 lb/100 sf-day	5,590 sf	84				
	OPS	1.5 lb/100 sf-day	6,510 sf	98				
2290 Geary	OPS	1.5 lb/100 sf-day			260,000 sf	3,900	260,000 sf	3,900
1B: Replacement Housing Site (1996-1998)								
2139 O'Farrell	OPS	1.5 lb/100 sf-day	5,420 sf	81				
	Res /5/	2.5 lb/res-day			30 res	75	30 res	75
1401-17 Divisadero	Comm	1.5 lb/100 sf-day	5,964 sf	89				
	Res /6/	2.5 lb/res-day	26 res	65				
1C: New 2295 Geary Site (1998-2000)								
2190 O'Farrell	OPS	1.5 lb/100 sf-day	340 sf	5				
2200 O'Farrell	OPS	1.5 lb/100 sf-day	105,410 sf	1,581				
Annex O'Farrell	OPS	1.5 lb/100 sf-day	10,850 sf	163				
2295 Geary	OPS	1.5 lb/100 sf-day			350,000 sf	5,250	350,000 sf	5,250
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	1.5 lb/100 sf-day					127,000 sf	1,905
2B: 350 St. Joseph's Site								
350 St. Joseph's	Off	1.0 lb/100 sf-day	31,340 sf	313				
New 350 St. Joseph's	Off	1.0 lb/100 sf-day					97,000 sf	970
Total Solid Waste Generation (lb/day)				4,370		9,225		12,100
Total Solid Waste Generation (ton/yr)				797		1,684		2,208
Change From 1995 Solid Waste Generation (ton/yr)						886		1,411
% Change From 1995 Solid Waste Generation						111		177

Notes:

OPS = Outpatient Services
Prkg = Parking
Res = Residential
Off = Office
Admin = Administration
Vac = Vacant
Comm = Commercial
sf = square feet
res = resident(s)
lb = pounds

/1/ Source for residential and commercial solid waste generation factors: NSWMA, Basic Data: Solid Waste Amounts, Composition and Management Systems, Technical Bulletin #85-6, October 1, 1985. Outpatient services factor derived from data provided by Kaiser.
/2/ 5 units assumed @ 2 residents per unit.
/3/ 4 units assumed @ 2 residents per unit.
/4/ 3 units assumed @ 2 residents/unit.
/5/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/6/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

TABLE IX.J.2: WATER DEMAND
Geary Campus, Excluding Hospital

Phase/Building	Land Use	Water Demand Factor /1/	1995 sf, or res	1995 gallons per day	2000 sf, or res	2000 gallons per day	2010 sf, or res	2010 gallons per day
Retained								
2130 O'Farrell /2/	Prkg			325		325		325
Phase 1: 2000								
1A : 2290 Geary Site (1996-1998)								
11-19 Garden /3/	Res	75 gpd/res	10 res	750				
2232-38 Geary /4/	Res	75 gpd/res	8 res	600				
	Comm	68 gpd/1000 sf	1,120 sf	76				
	Off	41 gpd/1000 sf	1,115 sf	46				
2240 Geary	Off	41 gpd/1000 sf	3,150 sf	129				
2250 Geary	Off	41 gpd/1000 sf	1,960 sf	80				
2256 Geary (Vacant)	Comm	68 gpd/1000 sf	2,200 sf	0				
2270-74 Geary /5/	Res	75 gpd/res	6 res	450				
	Off	41 gpd/1000 sf	2,620 sf	107				
2292-96 Geary	Off	41 gpd/1000 sf	6,720 sf	276				
	Vac		3,360 sf					
2262-66 Geary /2/	OPS			490				
2280-88 Geary	Comm	68 gpd/1000 sf	5,590 sf	380				
	OPS	105 gpd/1000 sf	6,510 sf	684				
2290 Geary	OPS	105 gpd/1000 sf			260,000 sf	27,300	260,000 sf	27,300
1B : Replacement Housing Site (1996-1998)								
2139 O'Farrell /2/	OPS			479				
	Res /6/	75 gpd/res			30 res	2,250	30 res	2,250
1401-17 Divisadero	Comm	68 gpd/1000 sf	5,964 sf	406				
	Res /7/	75 gpd/res	26 res	1,950				
1C: New 2295 Geary Site (1998-2000)								
2190 O'Farrell /2/	Prkg			234				
2200 O'Farrell /2/	OPS			11,025				
Annex O'Farrell /2/	OPS			652				
2295 Geary	OPS	105 gpd/1000 sf			350,000 sf	36,750	350,000 sf	36,750
1C: 2350 Geary (vacated by 2000) /2/	OPS			1,348				
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	105 gpd/1000 sf					127,000 sf	13,335
2B: 350 St. Joseph's Site								
350 St. Joseph's /2/	Admin			1,918				
New 350 St. Joseph's	Admin	41 gpd/1000 sf					97,000 sf	3,977
Total Daily Water Use (gpd)				22,405		66,625		83,937
Total Daily Water Use (mgd)				0.022		0.067		0.084
Net Change From 1995 Water Use (mgd)						0.044		0.062
% Change From 1995 Water Use						197		275

Notes:

OPS = Outpatient Services
Prkg = Parking
Res = Residential
Comm = Commercial
Off = Office
Admin = Administration
Vac = Vacant
sf = square feet
res = resident(s)
gpd = gallons per day
mgd = million gallons daily

/1/ Based on water demand factors used in City and County of San Francisco, Department of City Planning, Mission Bay Final Environmental Impact Report, August 1990.
/2/ Calculated from data provided by Kaiser Engineering Services.
/3/ 5 units assumed @ 2 residents per unit.
/4/ 4 units assumed @ 2 residents per unit.
/5/ 3 units assumed @ 2 residents per unit.
/6/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/7/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

K. ENERGY

ENERGY SUPPLIES

Of California's total energy sources, oil accounts for approximately 60 percent while natural gas constitutes 28 percent. Alternatives (wind, solar, etc.), coal, and nuclear account for 12 percent.[1] California's oil supply derives almost equally from supplies (47 percent) within California and from Alaska oil production (48 percent). The balance of oil is imported from the world market. California oil production has been declining since 1985, and Alaskan oil production may decrease by 50 percent over its 1988 production levels by 1995.[2] As California and Alaskan supplies decline, oil imports from foreign sources will increase.

Of the energy generated from California's energy sources, 48 percent is used for transportation, 31 percent is used by industry, 12 percent is used by residential dwellings, and 9 percent is used in commercial settings.[3] Of the 60 percent of energy used in California whose source is oil, 48 percent is used in transportation, 47 percent in industry, 3 percent in commercial, and 11 percent in residential end uses, while 6 percent is used to produce electricity that is then consumed in the end uses discussed above.[4] Unleaded gasoline accounts for 42 percent (by volume) of total petroleum production.

ELECTRICAL DEMAND

The California Energy Commission forecasts that area electric peak demand will increase from approximately 16,300 megawatts (MW) in 1994 to approximately 21,400 MW in 2013, reflecting a compound annual growth rate of 1.4 percent. The average area electric energy load is forecasted to increase from approximately 88,600 gigawatt-hours (GWh) in 1994 to 116,000 GWh in 2013, reflecting a compound annual growth rate of 1.4 percent.[5] PG&E's own forecasts after the year 2000 are higher than those of the California Energy Commission, primarily due to PG&E's more optimistic economic and demographic assumptions.

NATURAL GAS

Transmission of natural gas to California is through the Transwestern Pipeline, a 4,500-mile pipeline extending from West Texas through Oklahoma, eastern New Mexico and the San Juan Basin in northwest New Mexico, to California. Local transmission lines to the Geary Campus, however, are owned and maintained by PG&E. About 1.06 billion cubic feet per day of delivery capacity to California is currently held by shippers on a firm basis.[6] Enron's total throughput volume to northern California currently averages approximately 50 million cubic feet per day, or 18.25 billion cubic feet per year.[7] The amount of natural gas consumed by the Geary Campus in 1995 totals about 4 million therms of natural gas, or 0.02 percent of the Transwestern Pipeline's average daily throughput volume of 50 million cubic feet per day to California.

NOTES - Energy

1. California Energy Commission, *The 1992-1993 California Energy Plan*, 1992, p. 23.
2. California Energy Commission, *The 1992-1993 California Energy Plan*, 1992, Figure 7.
3. California Energy Commission, *The 1992-1993 California Energy Plan*, 1992, Figure 7.
4. California Energy Commission, *The 1992-1993 California Energy Plan*, 1992, p. 23.
5. PG&E, Form 10-K for the fiscal year ended December 31, 1994.
6. Enron Corporation, Form 10-K for the fiscal year ended December 31, 1994.
7. Dan Bergman, Representative, Enron Corporation, telephone conversation, September 21, 1995.

TABLE IX.K.1: TOTAL PG&E ELECTRIC SUPPLY, YEAR ENDING DECEMBER 31, 1994

Sources of Electric Generation	Peak Generation Capacity	
	Kilowatts	Percent
Company-Owned Plants:		
Fossil Fueled	7,631,000	52
Geothermal	1,224,000	8
Nuclear	2,160,000	15
Hydroelectric (available)	3,556,400	25
Solar	0	0
Total Company-Owned Capacity	14,571,400	100
Less Unavailable Capacity	(913,000)	
Total Company Available Capacity	13,658,400	62
Capacity from Others	8,192,600	38
Total Available Capacity	21,851,000	100
Less Total Area Demand[1]	(19,118,000)	
Reserve Margin[2]	2,733,000	13

Amount of Electricity Generation	Annual Generation (Year Ended Dec. 31, 1994)	
	Kilowatt Hours (0000s)	Percent
Company-Owned Plants:		
Fossil Fueled	29,542,611	28
Geothermal	6,024,133	6
Nuclear	15,264,977	15
Hydroelectric	7,791,433	8
Solar	973	0
Total Company Generation	58,624,167	57
Helms Pumpback Energy	(466,524)	0
Net Company Generation	58,157,643	57
Generation from Others	44,605,849	43
Total Area Generation	102,763,492	100

Notes:
1. The maximum area peak demand to date was 19,607,000 kilowatts which occurred in August 1993.
2. The reserve capacity margin at the time of the 1994 control area peak, taking into account short-term firm capacity purchases from utilities located outside the Company's service area: spinning reserve (capability already connected to the system and ready to meet instantaneous changes in demand) to the control area peak was 6.7 percent and total reserve (spinning reserve and capability available within a short period of time) was 14.3 percent.

Source: Pacific Gas and Electric Company, Securities and Exchange Commission Form 10-K for fiscal year ended December 31, 1994.

TABLE IX.K.2: 1995 ENERGY USE
Geary Campus, Excluding Hospital

Building by Phase[1]	Land Use	Units, or sf	Electricity Use: Use Factor[2]	Electricity Use: Annual Use	Natural Gas Use: Use Factor[2]	Natural Gas Use: Annual Use
Retained						
2350 Geary[3]	OPS			336,240 kWh		31,404 cf
2130 O'Farrell[3]	OPS/Prkg			1,043,520 kWh		59,910 cf
Phase 1: 2000						
1A: 2290 Geary Site (1996-1998)						
11-19 Garden	Res	5 units	2,500 kWh/unit-yr	12,500 kWh	47,000 cf/unit-yr	235,000 cf
2232-38 Geary	Res	4 units	2,500 kWh/unit-yr	10,000 kWh	47,000 cf/unit-yr	188,000 cf
	Comm	2,235 sf	13.6 kWh/sf-yr	30,396 kWh	16 cf/sf-yr	36,431 cf
2240 Geary	Comm	3,150 sf	13.6 kWh/sf-yr	42,840 kWh	16 cf/sf-yr	51,345 cf
2250 Geary	Comm	1,960 sf	13.6 kWh/sf-yr	26,656 kWh	16 cf/sf-yr	31,948 cf
2256 Geary	Comm	2,200 sf	13.6 kWh/sf-yr	29,920 kWh	16 cf/sf-yr	35,860 cf
2270-74 Geary	Res	3 units	2,500 kWh/unit-yr	7,500 kWh	47,000 cf/unit-yr	141,000 cf
	Comm	2,620 sf	13.6 kWh/sf-yr	35,632 kWh	16 cf/sf-yr	42,706 cf
2292-96 Geary	Comm	10,800 sf	13.6 kWh/sf-yr	146,880 kWh	16 cf/sf-yr	176,040 cf
2262-66 Geary[3]	OPS			71,598 kWh		75,492 cf
2280-88 Geary[3]	OPS			24,072 kWh		20,304 cf
1B: Replacement Housing Site (1996-1998)						
2139 O'Farrell[3]	OPS			54,000 kWh		12,408 cf
1401-17 Divisadero	Comm	5,964 sf	13.6 kWh/sf-yr	81,110 kWh	16 cf/sf-yr	95,424 cf
	Res	20 units	2,500 kWh/unit-yr	50,000 kWh	47,000 cf/unit-yr	940,000 cf
1C: 2295 Geary Site (1998-2000)						
2190 O'Farrell[3]	OPS/Prkg			456,480 kWh		
2200 O'Farrell[3]	OPS			5,706,720 kWh		896,646 cf
Annex O'Farrell[4]	OPS					
Phase 2: 2010						
2A: 1455 Divisadero Site[5]						
2B: 350 St. Joseph's Site						
350 St. Joseph's[3]	OPS			835,200 kWh		493,994 cf
Total Annual Use (1995)				9,001,264 kWh		3,563,912 cf
Total Annual Energy Use (1995)[6]			35 BBtu			

Notes:

OPS = Outpatient Services
Prkg = Parking
Hos = Hospital
Res = Residential
Comm = Commercial
kWh = kilowatt hours
cf = cubic feet
sf = square feet
Btu = British thermal units
BBtu = Billion British thermal units

1. Buildings are organized by phase of the proposed project.
2. City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, Appendix H, Energy, August 1990.
3. Actual use data provided by Kaiser Permanente.
4. Electrical and natural gas use data for O'Farrell Annex are included within other buildings.
5. Existing use data listed under Phase 1B at 1401-17 Divisadero.
6. 1 kWh = 3413 Btu; 1 cf = 1,100 Btu

Source: EIP Associates

TABLE IX.K.3: PHASE 1 AND 2 ANNUAL ENERGY DEMAND
Geary Campus, Excluding Hospital

Building by Phase[1]	Land Use	Units, or sf	Electricity Demand: Demand Factor[2]	Electricity Demand: Annual Demand	Natural Gas Demand: Demand Factor[2]	Natural Gas Demand: Annual Demand
Retained						
2350 Geary (vacated in 2000)	OPS					
2130 O'Farrell	OPS/Prkg			1,043,520 kWh		59,910 cf
Phase 1: 2000						
1A: 2290 Geary Site (1996-1998)						
11-19 Garden (D)	Res					
2232-38 Geary (D)	Res					
	Comm					
2240 Geary (D)	Comm					
2250 Geary (D)	Comm					
2256 Geary (D)	Comm					
2270-74 Geary (D)	Res					
	Comm					
2292-96 Geary (D)	Comm					
2262-66 Geary (D)	OPS					
2280-88 Geary (D)	OPS					
2290 Geary (P)	OPS	260,000 sf	20 kWh/sf-yr	5,200,000 kWh	21 cf/sf-yr	5,356,000 cf
1B: Replacement Housing Site (1996-1998)						
1401-17 Divisadero (D)	Comm					
	Res					
2139 O'Farrell (D)	OPS					
2139 O'Farrell (P)	Res/Prkg	21 units	2,500 kWh/unit-yr	52,500 kWh	47,000 cf/unit-yr	987,000 cf
1C: 2295 Geary Site (1998-2000)						
2190 O'Farrell (D)	OPS/Prkg					
2200 O'Farrell (D)	OPS					896,646 cf
Annex O'Farrell (D)	OPS					
2295 Geary (P)	OPS/Prkg	350,000 sf	20 kWh/sf-yr	7,000,000 kWh	21 cf/sf-yr	7,210,000 cf
Total Phase 1 Annual Demand (2000)				13,296,020 kWh		14,509,556 cf
Existing Annual Demand (1995)				9,001,264 kWh		3,563,912 cf
Net Annual Demand Increase (2000)				4,294,756 kWh		10,945,645 cf
Total Existing Energy Demand (1995)				35 BBtu		
Total Phase 1 Annual Energy Demand (2000)[3]				61 BBtu		
Phase 2: 2010						
2A: 1455 Divisadero Site						
1455 Divisadero (P)	OPS/Prkg	127,000 sf	20 kWh/sf-yr	2,540,000 kWh	21 cf/sf-yr	2,667,000 cf
2B: 350 St. Joseph's Site						
350 St. Joseph's (D)	OPS					
New 350 St. Joseph's (P)	OPS/Prkg	97,000 sf	20 kWh/sf-yr	1,940,000 kWh	21 cf/sf-yr	2,037,000 cf
Total Phase 2 Annual Demand (2010)				17,776,020 kWh		19,213,556 cf
Existing Annual Demand (1995)				9,001,264 kWh		3,563,912 cf
Net Annual Demand Increase (2010)				8,774,756 kWh		15,649,645 cf
Total Existing Annual Energy Demand (1995)				35 BBtu		
Total Project Annual Energy Demand (2010)[3]				82 BBtu		

Notes:

(D) = Demolished or vacated
(P) = Proposed
OPS = Outpatient Services
Prkg = Parking
kWh = kilowatt hours
cf = cubic feet
sf = square feet

1. Buildings are organized by phase of the proposed project.
2. Derived from factors used in City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, Appendix H, Energy, August 1990.
3. 1 kWh = 3413 Btu; 1 cf = 1,100 Btu

Source: EIP Associates

TABLE IX.K.4: CONSTRUCTION MATERIALS ENERGY CONSUMPTION
Geary Campus Project

Building Site	Land Use	Construction Energy Consumption Factor (Btu/sf)[1]	Floor Area of New Construction (sf)	Construction Energy Consumption (billion Btu)
Phase 1A/2290 Geary	OPS	2,000,000	260,000	520
Phase 1B/2139 O'Farrell	Res	650,000	17,400	11
Phase 1C/2295 Geary	OPS	2,000,000	350,000	700
Phase 1 Subtotal				**1,231**
Phase 2A/1455 Divisadero	OPS	2,000,000	127,000	254
Phase 2B/350 St. Joseph's	Admin	1,640,000	97,000	159
Phase 2 Subtotal				**413**
Total				**1,644**

Notes:

OPS = Outpatient Services
Res = Residential
Admin = Administrative

Btu = British thermal units
sf= square feet

1. Based on factors used in City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, August 1990.

Source: EIP Associates

TABLE IX.K.5: CONSTRUCTION TRANSPORTATION ENERGY CONSUMPTION
Geary Campus Project

Building Site	Duration of Construction (months)[1]	Avg. Daily Worker Vehicles[1]	Energy Consumption (billion Btu)[2]	Avg. Daily Construction Vehicle Trips[1]	Energy Consumption (billion Btu)[3]
Phase 1A/2290 Geary	22	250	28	136	69
Phase 1B/2139 O'Farrell	9	22	1	56	12
Phase 1C/2295 Geary	24	320	40	176	98
Subtotal	**55**	**592**	**69**	**368**	**178** [4]
Phase 1 Transportation Energy Consumption (BBtu)					**248** [4]
Phase 2A/1455 Divisadero	19	200	20	116	51
Phase 2B/350 St. Joseph's	18	155	14	54	22
Subtotal	**37**	**355**	**34**	**170**	**73**
Phase 2 Transportation Energy Consumption (BBtu)					**107**
Total Transportation Energy Consumption (BBtu)					355

Notes:

Btu = British thermal units

sf = square feet

1. Mortenson Construction, *Kaiser Medical Center - San Francisco, Projected Construction Traffic and Parking Impacts*, October 10, 1995.
2. The following was assumed for worker transportation energy use: 2 one-way trips per day; 10 miles per trip; 31 days per month; 15 miles per gallon for passenger autos; 125,000 Btu per gallon of gasoline.
3. The following was assumed for construction truck energy use: 43 miles per trip; 8 miles per gallon; 138,700 Btu per gallon of diesel.
4. These totals do not sum correctly in this table due to rounding error in the spreadsheet.

Source: EIP Associates

TABLE IX.K.6: TOTAL CONSTRUCTION ENERGY CONSUMPTION
Geary Campus Project

Phase	Materials (BBtu)[1]	Transportation (BBtu)[2]	TOTAL (BBtu)
Phase 1	1,231	248	1,479
Phase 2	413	107	521
Total	**1,644**	**355**	**1,999** [3]

Notes:
BBtu = billion British thermal units

1. From Table IX.K.4.
2. From Table IX.K.5.
3. This total does not sum correctly in the table due to rounding error in the spreadsheet.

Source : EIP Associates.

L. HYDROLOGY AND WATER QUALITY

FEDERAL CLEAN WATER ACT

The purpose of the federal Clean Water Act is to protect and maintain the quality and integrity of the nation's waters by requiring states to develop and implement state water plans and policies. Section 302 of the Clean Water Act requires states to establish water quality standards to protect certain uses of water bodies that have been designated to be beneficial. Section 303(c)(2)(B) of the Clean Water Act, added in the most recent 1987 revisions, requires states to adopt numerical criteria for toxic pollutants for which federal water quality criteria have been published by the USEPA. States are required to develop control strategies, by individual water segments, to reduce toxic pollutants from point sources[1] and thereby meet the Clean Water Act's water quality objectives.[2]

The Clean Water Act also provides for the National Pollutant Discharge Elimination System (NPDES), which requires municipal and industrial facilities to obtain permits for discharges into navigable waters, in compliance with specified requirements and authorizations. Facilities may comply by obtaining a NPDES permit that specifies the concentrations of pollutants allowed in their effluent. In California, the USEPA has delegated the implementation of this program to the State Water Resources Control Board and to the Regional Water Quality Control Boards.

PORTER-COLOGNE ACT AND WATER QUALITY CONTROL PLAN

The State Water Board and the Regional Boards share the responsibility under the state Porter-Cologne Act to formulate and adopt water policies and plans, and to adopt and implement measures to fulfill Clean Water Act requirements. The Regional Water Quality Control Board for the San Francisco Basin (Regional Board) developed the *Water Quality Control Plan for the San Francisco Bay Basin* (Basin Plan), which contains regional policies to specifically protect the San Francisco Bay and its tributaries.[3] This is the master policy document describing the legal,

technical, and programmatic bases of water quality regulation in the San Francisco Bay Region and is applicable to the Kaiser Geary Campus Project.

The principal elements of the Basin Plan include:

- A statement of beneficial water uses which the Regional Board will protect;
- Water quality objectives needed to protect the designated beneficial water uses; and
- Strategies and time schedules for achieving the water quality objectives.

State policy for water quality control in California is directed toward achieving the highest water quality consistent with maximum benefit to the people of the State. Therefore, all water resources must be protected from pollution and nuisance that may occur as a result of waste discharges. Beneficial uses of surface waters, groundwaters, marshes, and mud flats serve as a basis for establishing water quality standards and discharge prohibitions to attain this goal. Beneficial uses that have been identified for the San Francisco Bay include:

- Open commercial and sport fishing;
- Estuarine habitat;
- Industrial uses;
- Fish migration;
- Navigation;
- Preservation of rare and endangered species;
- Water contact recreation;
- Non-contact water recreation;
- Shellfish harvesting; and
- Wildlife habitat.

OVERFLOWS FROM SOUTHEAST WATER POLLUTION PLANT

During rainy weather, the volume of stormwater runoff in the Bayside Drainage sometimes exceeds the treatment capacity of the Southeast Water Pollution Control Plant. When this occurs, the excess flow, comprised of untreated sewage and stormwater runoff, overflows through a number of outfalls along the City's shoreline into the San Francisco Bay and the Pacific Ocean. In 1975, the City adopted a *Wastewater Master Plan* to upgrade the combined sewer system and treatment plants and to reduce the number and frequency of untreated wastewater overflows. The *Wastewater Master Plan* is being implemented in stages. By 1996, the City is expected to have completed all the facilities necessary to comply with the Regional Water Quality Control Board's regulatory limitations of between one and ten untreated discharges per year on the Bayside portion of the City. A number of components have been completed or are currently under construction, while a few are still in the planning and design stages. When these components are completed, the City will have met the schedules of all but one Regional Water Quality Control Board Cease and Desist Order. This Cease and Desist Order required the City to select an alternative for the discharge of effluent from the Southeast Water Pollution Control Plant to Islais Creek by November 1, 1994. The City applied for a deadline extension of this Cease and Desist Order, and the Regional Board is currently considering an extension. The City is currently exploring the possibility of two alternatives to be considered for further analysis: reclamation of wastewater and export of wastewater. The City indicates that it could be another three to four years before the City is prepared to conduct more specific analysis of these alternatives. The City projects that an alternative could be selected by the year 2000; however, it is unknown when an alternative would be implemented.[4]

NOTES - Hydrology and Water Quality

1. A point source is any discernible, confined, and discrete conveyance, except agricultural flows, stormwater discharges, and irrigation return flows.

2. The Clean Water Act as Amended by the Water Quality Act of 1987, Public Law 100-4, 33 U.S.C. 466 et seq., March 1988.

3. California Regional Water Quality Control Board, San Francisco Bay Region, *Water Quality Control Plan, San Francisco Bay Basin, Region 2*, June 21, 1995.

4. Frank Filice, Principal Analyst, Planning and Permitting, Department of Public Works, City and County of San Francisco, telephone conversation, November 20, 1995.

APPENDIX M
CONTAMINATED SOILS AND HAZARDOUS WASTE

TABLE IX.M.1: SUMMARY OF SOIL ANALYTICAL RESULTS
Eden Property (Phase 1A Site)

		Petroleum Hydrocarbons							
Location	Sample Depth (ft bgs)	TPH-gasoline (mg/kg)	TPH-diesel (mg/kg)	TPH-oil (mg/kg)	TPH-creos. (mg/kg)	TPH-stodd (mg/kg)	(mg/kg)	Total Lead (mg/kg)	Asbestos (percent)
P-6	40	--	--	--	--	--	--	1.9	--
	45	--	--	--	--	--	--	--	<1
P-7	20	--	<1	<10	<10	--	--	1.9	--
	40	--	--	--	--	--	--	--	<1
P-8	10	--	<1	<10	<10	--	ND	--	--
	10	--	--	--	--	--	--	--	<1
	20	--	<1	<10	<10	--	ND	--	--
	30	--	<1	<10	<10	--	ND	--	--
	35	--	--	--	--	--	--	2.2	--
	40	--	<1	<10	<10	--	ND	--	--
P-9	10	<1	<1	<10	--	<10	ND	--	--
	20	--	--	--	--	--	--	--	<1
	20	<1	--	--	--	<10	ND	--	--
	30	<1	--	--	--	<10	ND	2.4	--
	40	<1	--	--	--	<10	ND	--	--
P-10	5	--	--	--	--	--	--	--	<1
	10	--	--	--	--	--	ND	--	--
	20	--	--	--	--	--	ND	--	--
	30	--	--	--	--	--	ND	--	--
	40	--	--	--	--	--	ND	2.5	--

Explanation:

ft bgs	feet below ground surface
mg/kg	milligrams per kilogram=parts per million
--	not tested.
ND	target analytes were not detected at or above the laboratory method reporting limit.
TPH	total petroleum hydrocarbons quantified as noted.
stodd	quantified as stoddard solvent
creos.	Quantified as creosote

Notes:

1. Only compunds detected above the laboratory method reporting limit are cited for 8010 analysis. Compounds not shown were not detected. See laboratory reports for reporting limits by analyte.

Source: Kleinfelder, Inc., *Environmental Boring Investigation Report*, Eden Property, August 31, 1995.

TABLE IX.M.2: SUMMARY OF SOIL SAMPLE ANALYTICAL RESULTS

ASSESSOR'S BLOCK 1098

Boring Number	Sample Depth (ft bgs)	Petroleum Hydrocarbons TPH-gasoline (mg/kg)	TPH-diesel (mg/kg)	TPH-oil (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	(mg/kg)	Total Lead (mg/kg)	Asbestos (percent)
K-1	10	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DCM=0.010[c]	--	--
	20	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DCM=0.013[c]	--	--
	30	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DMK=0.012[d]	--	--
	40	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	ND	--	--
	50	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DCM=0.010[c]	--	--
	60	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DCM=0.014[c]	1.6	--
	70	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	DCM=0.019[c]	--	<1
	80	--	--	--	--	--	--	--	--		
K-2	20	<1	--	--	<0.0025	<0.0025	<0.0025	<0.0025	--	1.8	--
	25	--	--	--	--	--	--	--	--	--	<1
K-3	10	2.0	<1	<10	--	--	--	--	PCE=0.630, TCE=0.012	--	
	20	<1	<1	<10	--	--	--	--	PCE=0.0071	--	--
	30	<1	<1	<10	--	--	--	--	PCE=0.011	4	--
	35	<1	<1	<10	--	--	--	--	PCE=0.0086	--	--
	35	--	--	--	--	--	--	--	--	--	--
K-4	10	<1	3.7[a]	13	<0.0025	<0.0025	<0.0025	0.0031	--	--	--
	20	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	--	--	--
	30	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	--	1.7	--
	35	--	--	--	--	--	--	--	--	--	<1
K-5	5	<1	<1	<10	<0.0025	<0.0025	<0.0025	<0.0025	--	1.4	--
	15	--	--	--	--	--	--	--	--	--	<1

Explanation:

ft bgs	feet below ground surface
mg/kg	milligrams per kilogram=parts per million
--	not tested
ND	target analytes were not detected at or above the laboratory method reporting limit.
TPH	total petroleum hydrocarbons quantified as noted.
PCE	tetrachloroethene
TCE	trichloroethene
DCM	methylene chloride
DMK	acetone

Notes:

a. The positive result appears to be a heavier hydrocarbon than diesel.
b. The positive result appears to be lighter hydrocarbon than diesel.
c. Methylene chloride is a possible laboratory contaminant.
d. Analyte was found in blank and sample.
e. Only compounds detected above the laboratory method reporting limit are cited for 8240 analysis. Compounds not shown were not detected. See laboratory reports for reporting limits by analyte.

Source: Klemfelder, Inc., *Environmental Boring Investigation Report*, Kaiser-Geary Campus, August 31, 1995.

TABLE IX.M.3: LIMITED ASBESTOS SURVEY
SUMMARY OF BULK SAMPLE ANALYTICAL RESULTS
EDEN PROPERTY (PHASE 1A SITE)

Sample Location	Building Material Sampled	Analytical Result % Asbestos Chrysotile	Condition	Friability
2236: (3rd fl. apt.) Kit.	white sheet vinyl floor	20-30% in backing	good	F backing
2232: Kit. & Bath	brown sheet vinyl floor	20-30% in backing	good	F backing
2238: Porch Overhang	roll tar roofing	1-5%	good	NF
2240: Basement	duct insulation (1/8" thick)	80-90%	good	F
2250: Kit. Bathroom	beige sheet vinyl floor	20-30% in backing	good	F backing
2250: Kit. Bathroom, N. End	brick pattern off-white sheet vinyl floor	20-30% in backing	good	F backing
2250: Upstairs Storage	yellow sheet vinyl floor	20-30% in backing	good	F backing
2266: Aerosol: Ofc., Patient	drywall/joint compound/off-white paint	<1% (in joint compound only)	good	NF
2266: Personnel	drywall/joint compound/paint	<1% (in joint compound only)	good	NF
2266: Personnel 2	grey sheet vinyl floor	20-30% in backing	good	F backing
2266: 2nd Floor Offices	drywall/joint compound/white paint	<1% (in joint compound only)	good	NF
2266: 2nd Floor Offices, Back Stairs Landing	brown sheet vinyl steps covering	5-10% in tile and mastic	good	NF
2274: 3rd Floor, Front Room	plaster walls	<1%	good	NF
2274: 2nd Floor Window	window caulking	1-5%	good	F
2280: Stairwell Between Buildings	grey 12x12" flr tile	1-5% in mastic	good	NF
2280: Peaked Roof	grey roof mastic	5-10%	good	NF

TABLE IX.M.3 (Cont'd)

Sample Location	Building Material Sampled	Analytical Result % Asbestos Chrysotile	Condition	Friability
2280: Roof	caulking on HVAC ducting	1-5%	good	NF
2296: 3rd Floor, North	brown 12x12" floor tile	10-20% in tile	good	NF
2296: 3rd Floor, North	beige 9x9" floor tile	5-10% in tile	good	NF
2296: 2nd Floor Kitchen	beige 12x12" sheet vinyl floor	1-5%	good	NF
2296: 3rd Floor Heater	gas heater insulation	80-90%	poor	F
2296: 3rd Floor, South Apartment	ducting tape	70-80%	good	NF
2296: 2nd Floor North	ducting insulation	70-80%	good	NF
2296: 3rd Floor Bath, North	electrical box insulation	70-80%	poor	F
2296: Basement	duct insulation	70-80%	good	F
2296: Basement	drywall/joint compound	<1% (in joint compound only)	good	NF
15: Kitchen/ Pantry	yellow sheet vinyl flooring	20-30% in backing	good	F backing
19: Kitchen	yellow sheet vinyl flooring	20-30% in backing	good	F backing
19: Closets	drywall/joint compound/white paint	<1% (in joint compound)	good	NF
19: Roof	grey roof mastic	10-20%	good	NF
25: Roof	tar roof sheeting+G64	<1%	good	NF

Notes:
F: Friable ACBM
NF: Non-friable ACBM

Source:: Kleinfelder, Inc., *Phase I Preliminary Environmental Site Assessment and Building Materials Survey, Eden Property*, August 30, 1995.

**TABLE IX.M.4: LIMITED ASBESTOS SURVEY
SUMMARY OF BULK SAMPLE ANALYTICAL RESULTS
2139 O'FARRELL STREET (PHASE 1B SITE)**

Sample Location	Building Material Sampled	Analytical Results %Chrysotile Asbestos	Condition	Friability
2nd Floor Storage	12x12 inch Off-White Floor Tile	1-5%	Good	NF
Southern Stairwell Landing	Wall Texturing	1-5%	Good	F
Southern Stairwell Landing	Joint Compound	1-5%	Good	F
Southern Stairwell Landing	Composite	<1%	Good	F
1st Floor South Hallway	Grey-Brown 9x9 inch Floor Tile	5-10%	Good	NF
1st Floor South Hallway	Black Mastic	1-5%	Good	NF
1st Floor Roof Stairwell	Black Mastic	1-5%	Good	NF
Roof	Roof Patching	10-20%	Good	NF
Roof	Penetration Mastic w/Silver Paint	10-20%	Good	NF
Roof	Layered Tar Roof w/ Silver Paint	10-20%	Good	NF

Notes:
F: Friable ACBM
NF: Non-Friable ACBM

Source: Kleinfelder, Inc., *Phase I Preliminary Environmental Site Assessment and Building Materials Survey - O'Farrell Street Site*, August 30, 1995.

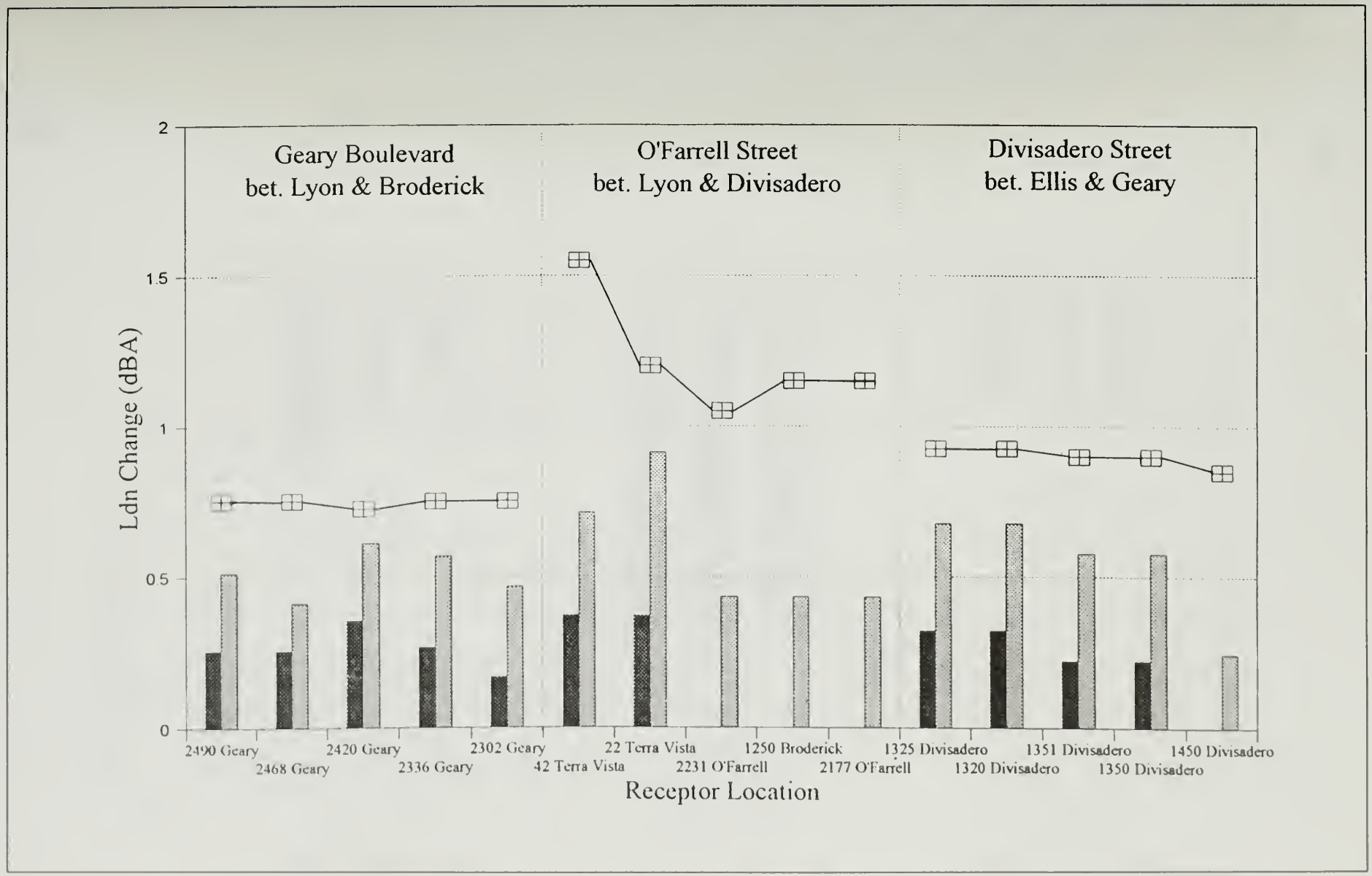
**TABLE IX.M.5: LIMITED ASBESTOS SURVEY
SUMMARY OF BULK SAMPLE ANALYTICAL RESULTS
350 ST. JOSEPH'S AVENUE (PHASE 2B SITE)**

Sample Location	Building Material Sampled	Analytical Results % Chrysolite Asbestos	Condition	Friability
Pathology Offices - 1st Floor	Remnant Floor Tile Mastic beneath Carpet	1-5%	Good	NF
North Roof	Black Penetration Mastic w/Silver Paint	1-5%	Good	NF
First Floor Pathology	Black Mastic	1-5%	Good	NF
Ground Floor Connector	Off-White 12x12 inch Floor Tile Patch	10-20%	Good	NF
Engineering Workshop	12x12 inch Brown & White Floor Tile	5-10%	Good	NF

Notes:
F: Friable ACBM
NF: Non-Friable ACBM

Source: Kleinfelder, Inc. *Phase 1 Preliminary Environmental Site Assessment and Building Materials Survey, Kaiser-Geary Campus*, August 30, 1995.

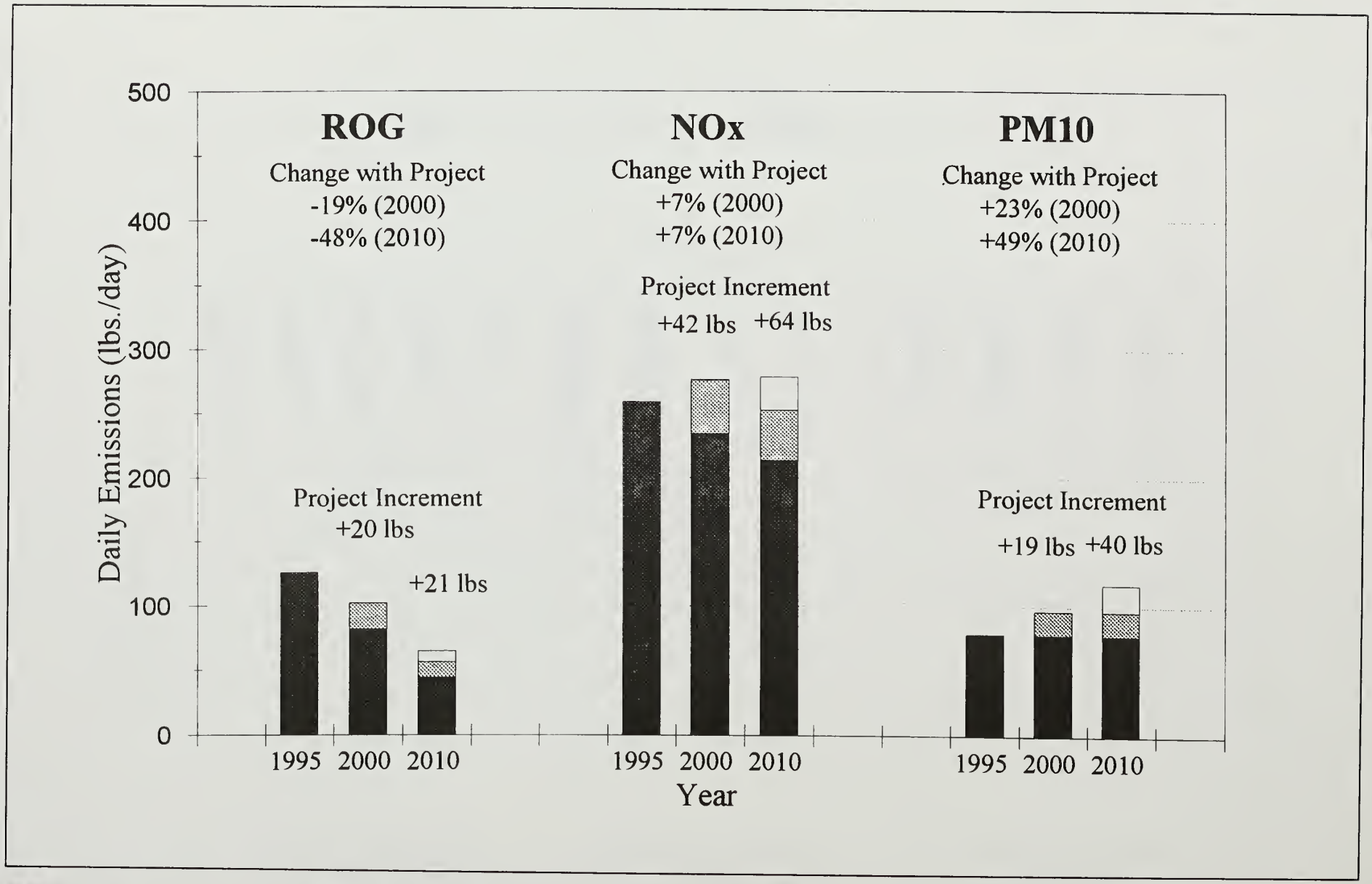
APPENDIX N
ALTERNATIVES



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure IX.N.1
Project and Cumulative Noise Increment
Reduced Campus Alternative



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure IX.N.2
Stationary and Vehicular Emissions
Reduced Campus Alternative

TABLE IX.N.1: PROJECTED HAZARDOUS CHEMICALS USE AT GEARY CAMPUS, EXCLUDING THE HOSPITAL
Reduced Campus Alternative - Year 2000 and Year 2010

	Existing Annual Use[1] (1995)	Increase in Existing Use by Year 2000 at Geary Campus[2]	Operations Transferred from Leased Spaces[3]	Total Increase in Year 2000[2]	Total Use at Geary Campus in Year 2000	Increase in Year 2010[4]	Total Use at Geary Campus in Year 2010
Gallons	20,000	1,800	229	2,029	22,029	2,864	24,892
Cubic Feet	8,414	757	2,484	3,241	11,655	1,515	13,170
Pounds	276	25	24	49	325	42	367

Notes:
1. The quantities were obtained from Disclosure forms for 2200 O'Farrell Street, 2130 O'Farrell Street and 2350 Geary Boulevard.
2. The total increase for the year 2000 takes into account approximately 9% increase in patient visits to all departments providing patient services from 1995 to 2000.
3. The quantities were obtained from Disclosure forms for 1135 Divisadero Street.
4. The total increase for the year 2010 takes into account approximately 23% increase in patient visits to all departments providing patient services from 1995 to 2010.

Source: Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.2: PROJECTED HAZARDOUS CHEMICAL USE AT FRENCH CAMPUS

Reduced Campus Alternative - Year 2000 and Year 2010

	Existing Annual Use[1]	Increase in Existing Use by Year 2000 at French Campus[2]	Total Use in Year 2000	Increase in Year 2010[3]	Total Use in Year 2010
Gallons	23,820	2,382	26,200	4,061	30,261
Cubic Feet	24,993	2,649	27,500	4,262	31,762
Pounds	4,377	464	4,800	744	5,544

Notes:

1. The quantities were obtained from Disclosure forms for 4141 Geary Boulevard and 4131 Geary Boulevard.
2. The total increase for the year 2000 takes into account approximately 10% increase in patient visits to all departments providing patient services from 1995 to 2000.
3. The total increase for the year 2010 takes into account approximately 27% increase in patient visits to all departments providing patient services from 1995 to 2010.

Source: Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.3: PROJECTED HAZARDOUS CHEMICAL WASTE GENERATION AT GEARY CAMPUS EXCLUDING KAISER HOSPITAL

Reduced Campus Alternative - Year 2000 and Year 2010

	Existing Generation at Geary Campus[1]	Increase in Year 2000[2]	Total Generated in Year 2000	Increase in Year 2010[3]	Total Generated in Year 2010
Hazardous waste, solid	420 lbs.	38 lbs.	458 lbs.	60 lbs.	518 lbs.
Hazardous waste, liquid	6,278 gal.	565 gal.	6,843 gal.	890 gal.	7,733 gal.
Flammable waste, liquid	650 lbs.	59 lbs.	709 lbs.	92 lbs.	801 lbs.
Poisonous waste	616 lbs.	55 lbs.	671 lbs.	87 lbs.	758 lbs.
Other waste	7,365 lbs.	663 lbs.	8,028 lbs.	1,044 lbs.	9,072 lbs.

Notes:
lbs.: pounds
gal.: gallons

1. The hazardous waste generated at Geary Campus, including the Kaiser hospital, in the year 1994 was used to estimate the projected increase.
2. The total increase for the year 2000 takes into account approximately 9% increase in patient visits to all departments providing patient services by 2000.
3. The total increase for the year 2010 takes into account approximately 23% increase in patient visits to all departments providing patient services by 2010.

Source: Manifest Records, Safety Office, Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.4: PROJECTED HAZARDOUS CHEMICAL WASTE GENERATION AT FRENCH CAMPUS

Reduced Campus Alternative - Year 2000 and Year 2010

	Existing Generation at French Campus[1]	Increase in Year 2000[2]	Total in Year 2000	Increase in Year 2010[3]	Total in Year 2010
Hazardous waste, solid	6 lbs.	1 lbs.	7 lbs.	1 lbs.	8 lbs.
Hazardous waste, liquid	1,990 gal.	199 gal.	2,190 gal.	339 gal.	2,529 gal.
Flammable waste, liquid	670 lbs.	67 lbs.	737 lbs.	114 lbs.	851 lbs.
Poisonous waste	5 lbs.	1 lbs.	6 lbs.	1 lbs.	7 lbs.
Other waste	25 lbs.	3 lbs.	28 lbs.	4 lbs.	32 lbs.

Notes:
lbs.: pounds
gal.: gallons

1. The hazardous waste generated at French Campus, including the Kaiser hospital, in the year 1994 was used to estimate the projected increase.
2. The total increase for the year 2000 takes into account approximately 10% increase in patient visits to all departments providing patient services by 2000.
3. The total increase for the year 2010 takes into account approximately 27% increase in patient visits to all departments providing patient services by 2010.

Source: Manifest Records, Safety Office, Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.5: SOLID WASTE GENERATION FOR THE REDUCED CAMPUS ALTERNATIVE
Geary and French Campuses, Excluding Hospital

Phase/Building	Land Use	Solid Waste Generation Factor /1/	1995 sf, or res	1995 lb/day	2000 sf, or res	2000 lb/day	2010 sf, or res	2010 lb/day
GEARY CAMPUS								
Retained and Used								
2350 Geary	OPS	1.5 lb/100 sf-day	29,280 sf	439	29,280 sf	439	29,280 sf	439
2130 O'Farrell	Prkg							
Phase 1: 2000								
1A: 2290 Geary Site (1996-1998)								
11-19 Garden /2/	Res	2.5 lb/res-day	10 res	25				
2232-38 Geary /3/	Res	2.5 lb/res-day	8 res	20				
	Comm	1.5 lb/100 sf-day	1,120 sf	11				
	Off	1.0 lb/100 sf-day	1,115 sf	1,115				
2240 Geary	Off	1.0 lb/100 sf-day	3,150 sf	32				
2250 Geary	Off	1.0 lb/100 sf-day	1,960 sf	20				
2256 Geary (Vacant)	Comm	1.5 lb/100 sf-day	2,200 sf					
2270-74 Geary /4/	Res	2.5 lb/res-day	6 res	15				
	Off	1.0 lb/100 sf-day	2,620 sf	26				
2292-96 Geary	Off	1.0 lb/100 sf-day	6,720 sf	67				
	Vac		3,360 sf					
2262-66 Geary	OPS	1.5 lb/100 sf-day	8,009 sf	120				
2280-88 Geary	Comm	1.5 lb/100 sf-day	5,590 sf	84				
	OPS	1.5 lb/100 sf-day	6,510 sf	98				
2290 Geary	OPS	1.5 lb/100 sf-day			260,000 sf	3,900	260,000 sf	3,900
1B: Replacement Housing Site (1996-1998)								
2139 O'Farrell	OPS	1.5 lb/100 sf-day	5,420 sf	81				
	Res /5/	2.5 lb/res-day			30 res	75	30 res	75
1401-17 Divisadero	Comm	1.5 lb/100 sf-day	5,964 sf	89				
	Res /6/	2.5 lb/res-day	26 res	65				
1C: New 2295 Geary Site (1998-2000)								
2190 O'Farrell	OPS	1.5 lb/100 sf-day	340 sf	5				
2200 O'Farrell	OPS	1.5 lb/100 sf-day	105,410 sf	1,581				
Annex O'Farrell	OPS	1.5 lb/100 sf-day	10,850 sf	163				
2295 Geary	OPS	1.5 lb/100 sf-day			225,000 sf	3,375	225,000 sf	3,375
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	1.5 lb/100 sf-day					69,000 sf	1,035
2B: 350 St. Joseph's Site								
350 St. Joseph's	Off	1.0 lb/100 sf-day	31,340 sf	313				
New 350 St. Joseph's	Off	1.0 lb/100 sf-day					72,750 sf	728
Subtotal Solid Waste Generation Under Reduced Campus Alternative (lb/day)				4,370		7,789		9,552
Subtotal Solid Waste Generation Under Reduced Campus Alternative (ton/yr)				797		1,422		1,743
Subtotal Solid Waste Generation Under Proposed Project (ton/yr)				797		1,684		2,208
Difference Between Proposed Project and Reduced Campus Alternative (ton/yr)						-262		-465
FRENCH CAMPUS								
1A: French Campus (vacated in 2000)								
4141 Geary	OPS	1.5 lb/100 sf-day	62,000 sf	930	75,000 sf	1,125	75,000 sf	1,125
	Comm	1.5 lb/100 sf-day	13,000 sf	195				
Rest (Pasteur, Acute Hospital)	OPS	1.5 lb/100 sf-day	90,511 sf	1,358	19,100 sf	287	19,100 sf	287
2B: French Campus								
Pasteur, etc.	OPS	1.5 lb/100 sf-day					34,300 sf	515
Subtotal Solid Waste Generation Under Reduced Campus Alternative (lb/day)				2,483		1,412		1,926
Subtotal Solid Waste Generation Under Reduced Campus Alternative (ton/yr)				453		258		351
TOTAL DIFFERENCE BETWEEN PROPOSED PROJECT AND REDUCED CAMPUS ALTERNATIVE (ton/yr)								
Year 2000						-4		
Year 2010								-114

Notes:

OPS = Outpatient Services; Off = Office; Comm = Commercial; lb = pounds
Prkg = Parking; Admin = Administration; sf = square feet
Res = Residential; Vac = Vacant; res = resident(s)

/1/ Source for residential and commercial solid waste generation factors: NSWMA, Basic Data: Solid Waste Amounts, Composition and Management Systems, Technical Bulletin #85-6, October 1, 1985. Outpatient services factor derived from data provided by Kaiser.
/2/ 5 units assumed @ 2 residents per unit.
/3/ 4 units assumed @ 2 residents per unit.
/4/ 3 units assumed @ 2 residents/unit.
/5/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/6/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

TABLE IX.N.6: WATER DEMAND FOR THE REDUCED CAMPUS ALTERNATIVE
Geary and French Campuses, Excluding Hospital

Phase/Building	Land Use	Water Demand Factor /1/	1995 sf, or res	1995 gallons per day	2000 sf, or res	2000 gallons per day	2010 sf, or res	2010 gallons per day
GEARY CAMPUS								
Retained								
2350 Geary /2/	OPS			1,348		1,348		1,348
2130 O'Farrell /2/	Prkg			325		325		325
Phase 1: 2000								
1A : 2290 Geary Site (1996-1998)								
11-19 Garden /3/	Res	75 gpd/res	10 res	750				
2232-38 Geary /4/	Res	75 gpd/res	8 res	600				
	Comm	68 gpd/1000 sf	1,120 sf	76				
	Off	41 gpd/1000 sf	1,115 sf	46				
2240 Geary	Off	41 gpd/1000 sf	3,150 sf	129				
2250 Geary	Off	41 gpd/1000 sf	1,960 sf	80				
2256 Geary (Vacant)	Comm	68 gpd/1000 sf	2,200 sf	0				
2270-74 Geary /5/	Res	75 gpd/res	6 res	450				
	Off	41 gpd/1000 sf	2,620 sf	107				
2292-96 Geary	Off	41 gpd/1000 sf	6,720 sf	276				
	Vac		3,360 sf					
2262-66 Geary /2/	OPS			490				
2280-88 Geary	Comm	68 gpd/1000 sf	5,590 sf	380				
	OPS	105 gpd/1000 sf	6,510 sf	684				
2290 Geary	OPS	105 gpd/1000 sf			260,000 sf	27,300	260,000 sf	27,300
1B : Replacement Housing Site (1996-1998)								
2139 O'Farrell /2/	OPS			479				
	Res /6/	75 gpd/res			30 res	2,250	30 res	2,250
1401-17 Divisadero	Comm	68 gpd/1000 sf	5,964 sf	406				
	Res /7/	75 gpd/res	26 res	1,950				
1C: New 2295 Geary Site(1998-2000)								
2190 O'Farrell /2/	Prkg			234				
2200 O'Farrell /2/	OPS			11,025				
Annex O'Farrell /2/	OPS			652				
2295 Geary	OPS	105 gpd/1000 sf			225,000 sf	23,625	225,000 sf	23,625
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	105 gpd/1000 sf					69,000 sf	7,245
2B: 350 St. Joseph's Site								
350 St. Joseph's /2/	Admin			1,918				
New 350 St. Joseph's	Admin	41 gpd/1000 sf					72,750 sf	2,983
Subtotal Daily Water Use Under Reduced Campus Alternative (gpd)				22,405		54,848		65,076
Subtotal Daily Water Use Under Reduced Campus Alternative (mgd)				0.022		0.055		0.065
Subtotal Daily Water Use Under Proposed Project (mgd)				0.022		0.067		0.084
Difference Between Proposed Project and Reduced Campus Alternative (mgd)						-0.012		-0.019
FRENCH CAMPUS								
1C: French Campus (vacated in 2000)								
4141 Geary	OPS	105 gpd/1000 sf	62,000 sf	6,510	75,000 sf	7,875	75,000 sf	7,875
	Comm	68 gpd/1000 sf	13,000 sf	884				
Rest (Pasteur, Acute Hospital)	OPS	105 gpd/1000 sf	90,511 sf	9,504	19,100 sf	2,006	19,100 sf	2,006
2B: French Campus								
Pasteur, etc.	OPS	105 gpd/1000 sf					34,300 sf	3,602
Subtotal Daily Water Use Under Reduced Campus Alternative (gpd)				16,898		9,881		13,482
Subtotal Daily Water Use Under Reduced Campus Alternative (mgd)				0.017		0.010		0.013
TOTAL DIFFERENCE BETWEEN PROPOSED PROJECT AND REDUCED CAMPUS ALTERNATIVE								
Year 2000						-0.002		-0.005
Year 2010								

Notes:

OPS = Outpatient Services; Off = Office; res = resident(s)
Prkg = Parking; Admin = Administration; gpd = gallons per day
Res = Residential; Vac = Vacant; mgd = million gallons daily
Comm = Commercial; sf = square feet

/1/ Based on water demand factors used in City and County of San Francisco, Department of City Planning, Mission Bay Final Environmental Impact Report, August 1990.
/2/ Calculated from data provided by Kaiser Engineering Services.
/3/ 5 units assumed @ 2 residents per unit.
/4/ 4 units assumed @ 2 residents per unit.
/5/ 3 units assumed @ 2 residents per unit.
/6/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/7/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

TABLE IX.N.7: PHASE 1 AND 2 ANNUAL ENERGY DEMAND
Reduced Campus Alternative
Geary and French Campuses, Excluding Hospital

Building by Phase /1/	Land Use	Units, or sf	Electricity Demand: Demand Factor /2/	Electricity Demand: Annual Demand	Natural Gas Demand: Demand Factor /2/	Natural Gas Demand: Annual Demand
PHASE 1: 2000						
Geary Campus						
Retained						
2350 Geary	OPS			336,240 kWh		31,404 cf
2130 O'Farrell	OPS/Prkg			1,043,520 kWh		59,910 cf
1A: 2290 Geary Site (1996-1998)						
11-19 Garden (D)	Res					
2232-38 Geary (D)	Res					
	Comm					
2240 Geary (D)	Comm					
2250 Geary (D)	Comm					
2256 Geary (D)	Comm					
2270-74 Geary (D)	Res					
	Comm					
2292-96 Geary (D)	Comm					
2262-66 Geary (D)	OPS					
2280-88 Geary (D)	OPS					
2290 Geary (P)	OPS	260,000 sf	20 kWh/sf-yr	5,200,000 kWh	21 cf/sf-yr	5,356,000 cf
1B: Replacement Housing Site (1996-1998)						
1401-17 Divisadero (D)	Comm					
	Res					
2139 O'Farrell (D)	OPS					
2139 O'Farrell (P)	Res/Prkg	21 units	2,500 kWh/unit-yr	52,500 kWh	47,000 cf/unit-yr	987,000 cf
1C: 2295 Geary Site (1998-2000)						
2190 O'Farrell (D)	OPS/Prkg					
2200 O'Farrell (D)	OPS					896,646 cf
Annex O'Farrell (D)	OPS					
2295 Geary (P)	OPS/Prkg	225,000 sf	20 kWh/sf-yr	4,500,000 kWh	21 cf/sf-yr	4,635,000 cf
Subtotal Annual Demand (Phase 1/2000)				11,132,260 kWh		11,965,960 cf
Subtotal Annual Energy Demand - Reduced Campus Alternative (Phase 1/2000) /3/					51 BBtu	
French Campus						
1A: French Campus (vacated by 2000)						
4141 Geary	OPS	75,000 sf	20 kWh/sf-yr	1,500,000 kWh	21 cf/sf-yr	1,575,000 cf
	Comm	0 sf	13.6 kWh/sf-yr	0 kWh	16 cf/sf-yr	0 cf
Rest (Pasteur, Acute Hospital)	OPS	19,100 sf	20 kWh/sf-yr	382,000 kWh	21 cf/sf-yr	401,100 cf
Subtotal Annual Demand (Phase 1/2000)				1,882,000 kWh		1,976,100 cf
Subtotal Annual Energy Demand - Reduced Campus Alternative (Phase 1/2000)					9 BBtu	
TOTAL ANNUAL ENERGY DEMAND - Reduced Campus Alternative (Phase 1/2000)					60 BBtu	
Total Annual Energy Demand - Project (Phase 1/2000) /3/					61 BBtu	
Net Annual Energy Demand Decrease (Phase 1/2000)					-2 BBtu	
PHASE 2: 2010						
Geary Campus						
2A: 1455 Divisadero Site						
1455 Divisadero (P)	OPS/Prkg	69,000 sf	20 kWh/sf-yr	1,380,000 kWh	21 cf/sf-yr	1,449,000 cf
2B: 350 St. Joseph's Site						
350 St. Joseph's (D)	OPS					
New 350 St. Joseph's (P)	OPS/Prkg	72,750 sf	20 kWh/sf-yr	1,455,000 kWh	21 cf/sf-yr	1,527,750 cf
Subtotal Annual Demand (Phase 1/2000 + Phase 2/2010)				13,967,260 kWh		14,942,710 cf
Subtotal Annual Energy Demand - Reduced Campus Alternative (Phase 2/2010) /3/					64 BBtu	
2B: French Campus						
Pasteur, etc.	OPS	34,300 sf	20 kWh/sf-yr	686,000 kWh	21 cf/sf-yr	720,300 cf
Subtotal Annual Demand (Phase 1/2000 + Phase 2/2010)				2,568,000 kWh		2,696,400 cf
Subtotal Annual Energy Demand - Reduced Campus Alternative (Phase 2/2010) /3/					12 BBtu	
TOTAL ANNUAL ENERGY DEMAND - Reduced Campus Alternative (Phase 2/2010)					76 BBtu	
Total Annual Energy Demand - Project (Phase 2/2010) /3/					82 BBtu	
Net Annual Energy Demand Decrease (Phase 2/2010)					-6 BBtu	

Notes:

(D) = Demolished or vacated
(P) = Proposed
OPS = Outpatient Services
Prkg = Parking
kWh = kilowatt hours
cf = cubic feet
sf = square feet

/1/ Buildings are organized by phase of the proposed project.

/2/ Derived from factors used in City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, Appendix H, Energy, August 1990.

/3/ 1 kWh = 3413 Btu; 1 cf = 1,100 Btu

Source: EIP Associates

TABLE IX.N.8: CONSTRUCTION MATERIALS ENERGY CONSUMPTION
Reduced Campus Alternative

Building Site	Land Use	Construction Energy Consumption Factor (Btu/sf) /1/	Floor Area of New Construction (sf)	Construction Energy Consumption (BBtu)
Phase 1A 4141 Geary /2/ (French)	OPS	500,000	94,100	47
Phase 1A 2290 Geary	OPS	2,000,000	260,000	520
Phase 1B 2139 O'Farrell	Res	650,000	17,400	11
Phase 1C 2295 Geary	OPS	2,000,000	225,000	450
Phase 1 Subtotal				**1,028**
Phase 2A 1455 Divisadero	OPS	2,000,000	69,000	138
Phase 2B 350 St. Joseph's	Admin	1,640,000	72,750	119
Phase 2B Pasteur /2/ (French)	OPS	500,000	34,300	17
Phase 2 Subtotal				**274**
Total - Reduced Campus Alternative (BBtu)				**1,303**
Total - Project (BBtu)				**1,644**
Net Decrease (BBtu)				**-342**

Notes:

OPS = Outpatient Services
Res = Residential
Admin = Administrative

BBtu = billion British thermal units
sf= square feet

/1/ Based on factors used in City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, August 1990.

/2/ Construction energy consumption factor for renovation is assumed to be 25% of that for new construction.

Source: EIP Associates

TABLE IX.N.9: CONSTRUCTION TRANSPORTATION ENERGY CONSUMPTION
Reduced Campus Alternative

Building Site	Duration of Construction (months) /1/	Avg. Daily Worker Vehicles /1/	Energy Consumption (BBtu) /2/	Avg. Daily Construction Vehicle Trips /1/	Energy Consumption (BBtu) /3/
Phase 1A French Campus /4/	–	–	4	–	6
Phase 1A 2290 Geary	22	250	28	136	69
Phase 1B 2139 O'Farrell	9	22	1	56	12
Phase 1C 2295 Geary /4a/	–	–	26	–	63
Phase 1C Pedestrian Bridge /4aa/	4	8	0.16	6	0.55
Subtotal	31	272	59	192	150
Phase 1 Transportation Energy Consumption (BBtu)					208
Phase 2A 1455 Divisadero /4b/	–	–	11	–	28
Phase 2B 350 St. Joseph's /4c/	–	–	11	–	17
Phase 2B 4141 Geary /5/ (French)	–	–	3	–	3
Subtotal	0	0	24	0	47
Phase 2 Transportation Energy Consumption (BBtu)					71
Total - Reduced Campus Alternative (BBtu)					280
Total - Project (BBtu)					355
Net Decrease (BBtu)					-75

Notes:
BBtu = billion British thermal units
Btu = British thermal units
sf = square feet

/1/ Mortenson Construction, *Kaiser Medical Center - San Francisco, Projected Construction Traffic and Parking Impacts*, October 10, 1995.
/2/ The following was assumed for worker transportation energy use: 2 one-way trips per day; 10 miles per trip; 31 days per month; 15 miles per gallon for passenger autos; 125,000 Btu per gallon of gasoline.
/3/ The following was assumed for construction truck energy use: 43 miles per trip; 8 miles per gallon; 138,700 Btu per gallon of diesel.
/4/ Energy consumption for renovation of French Campus is assumed to be 25% of consumption for Phase 2B/New 350 St. Joseph's Avenue (proposed project), based on similar square footage.
/4a/ Assumed to be 36% less than consumption of this building under proposed project.
/4aa/Gregory G. Werner, Senior Project Manager, Mortenson, Letter to Nancy Cunningham Clark, Regional Vice President, EIP Associates, RE: Kaiser Medical Center, San Francisco, CA, Pedestrian Bridge Narrative, March 21, 1996.
/4b/ Assumed to be 46% less than consumption of this building under proposed project.
/4c/ Assumed to be 25% less than consumption of this building under proposed project.
/5/ Energy consumption for renovation of Phase 2B/4141 Geary is assumed to be 25% of one-half the energy consumption for Phase 2A/1455 Divisadero (proposed project), based on square footage.

Source: EIP Associates

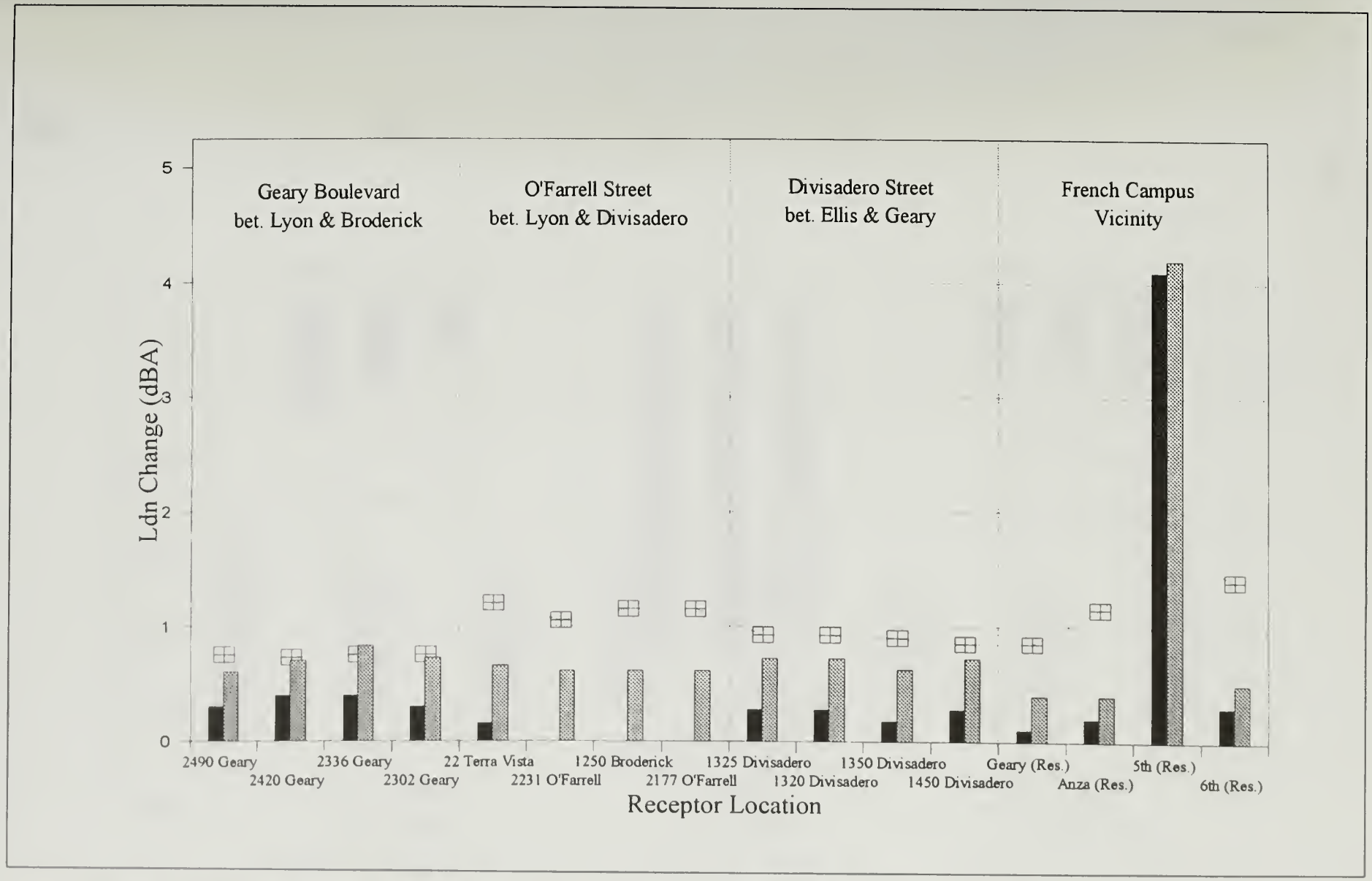
TABLE IX.N.10: TOTAL CONSTRUCTION ENERGY CONSUMPTION
Reduced Campus Alternative

Phase	Materials (BBtu) [1]	Transportation (BBtu) [2]	TOTAL (BBtu)
Phase 1 - Geary Campus	981	203	1,184
Phase 1 - French Campus	47	6	53
Subtotal			**1,237**
Total - Project (Phase 1)			**1,479**
Net Difference			**-242**
Phase 2 - Geary Campus	257	68	325
Phase 2 - French Campus	17	3	21
Subtotal			**346**
Total - Project (Phase 2)			**521**
Net Difference			**-175**
Total - Reduced Campus Alternative (BBtu)	**1,303**	**280**	**1,582**
Total - Project (BBtu)			**1,999**
Net Decrease (BBtu)			**-417**

Notes:
BBtu = billion British thermal units

1. From Table IX.N.8
2. From Table IX.N.9

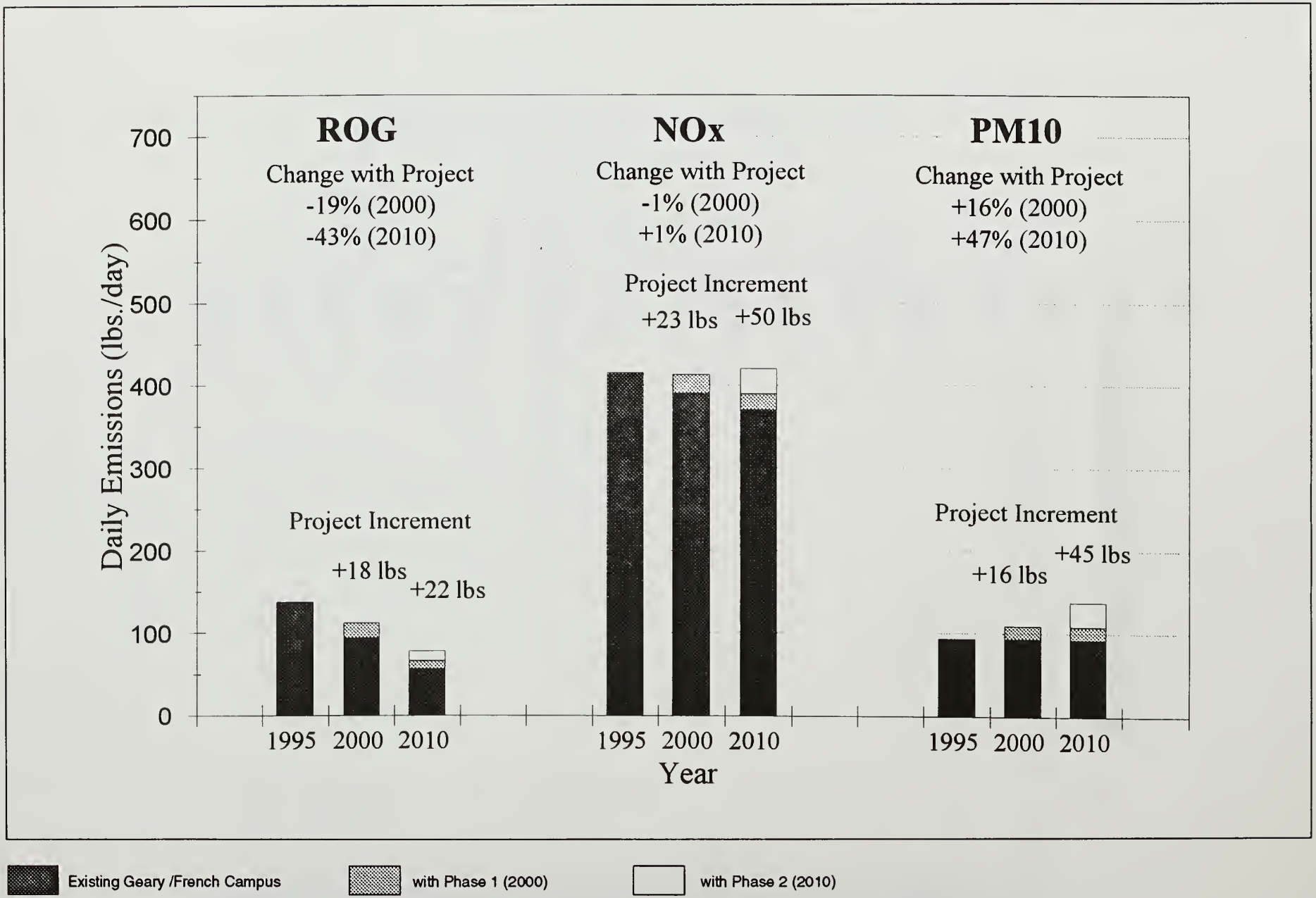
Source : EIP Associates.



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

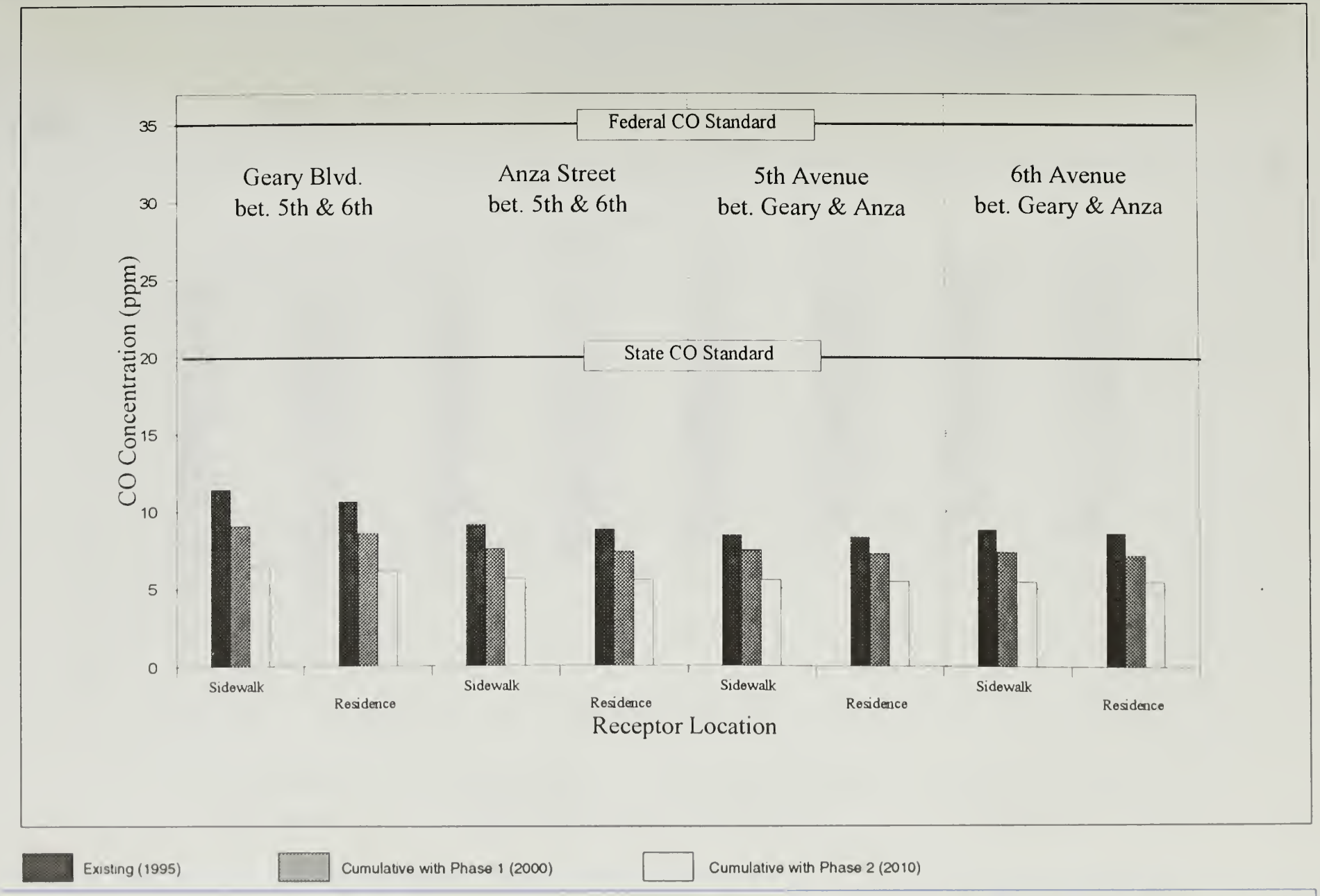
Figure IX.N.3
Project and Cumulative Noise Increment
Dual Campus Alternative



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

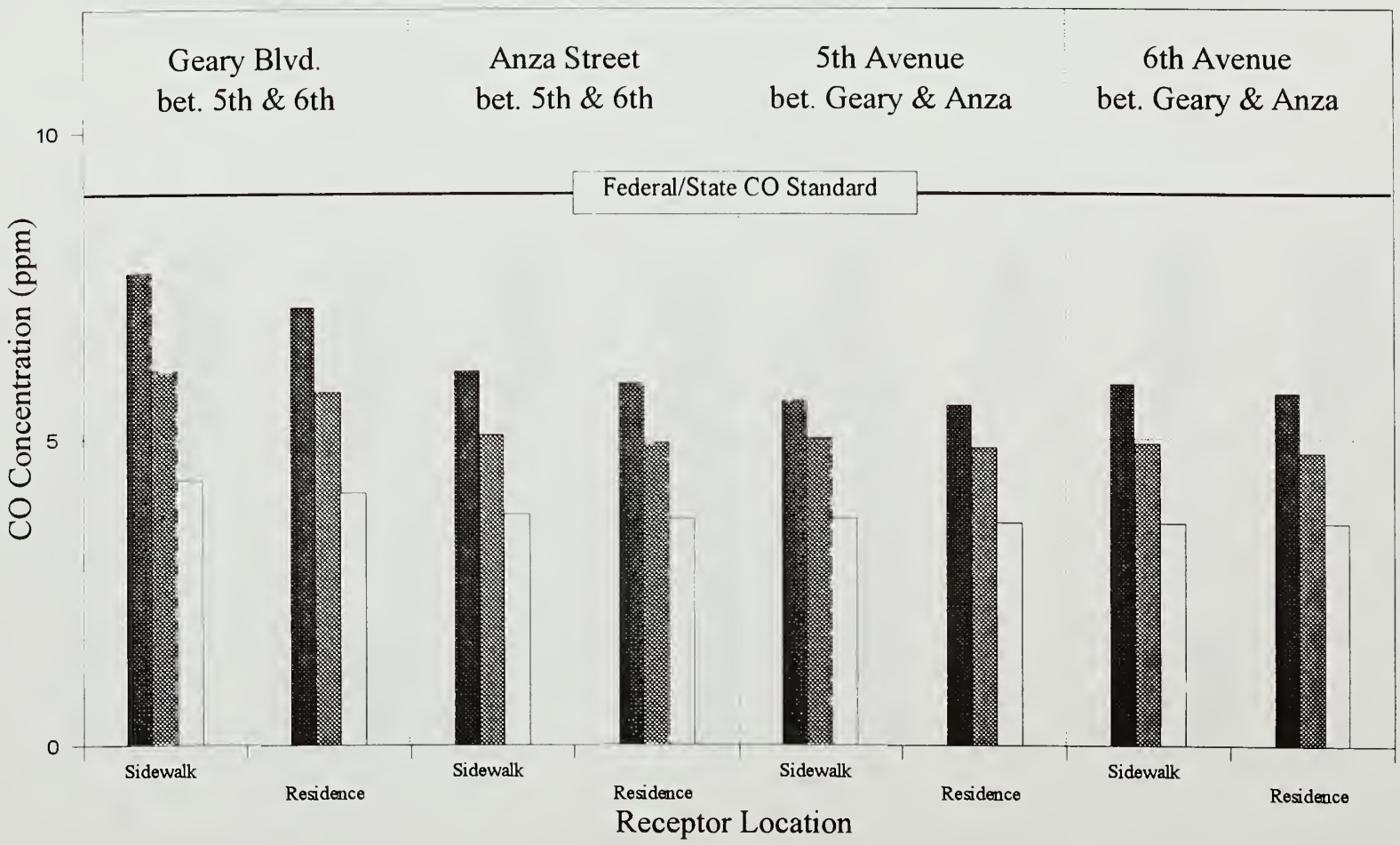
Figure IX.N.4
Stationary and Vehicular Emissions
Dual Campus Alternative



SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure IX.N.5
One-Hour Carbon Monoxide Concentrations
Dual Campus Alternative



Existing (1995) | Cumulative with Phase 1 (2000) | Cumulative with Phase 2 (2010)

SOURCE: EIP Associates

SAN FRANCISCO KAISER GEARY CAMPUS PROJECT

Figure IX.N.6
Eight-Hour Carbon Monoxide Concentrations
Dual Campus Alternative

TABLE IX.N.11: PROJECTED HAZARDOUS CHEMICALS USE AT GEARY CAMPUS, EXCLUDING THE HOSPITAL
Dual Campus Alternative - Year 2000 and Year 2010

	Existing Annual Use[1]	Increase in Existing Use by Year 2000 at Geary Campus[2]	Operations Transferred from Leased Spaces[3]	Total Increase in Year 2000[2]	Total Use at Geary Campus in Year 2000	Increase in Year 2010[4]	Total Use at Geary Campus in Year 2010
Gallons	20,000	2,000	230	2,230	22,230	3,445	25,675
Cubic Feet	8,414	840	2,500	3,340	11,754	1,822	13,575
Pounds	276	28	24	52	328	51	379

Notes:
1. The quantities were obtained from Disclosure forms for 2200 O'Farrell Street, 2130 O'Farrell Street and 2350 Geary Boulevard.
2. The total increase for the year 2000 takes into account approximately 10% increase in patient visits to all departments providing patient services from 1995 to 2000.
3. The quantities were obtained from Disclosure forms for 1135 Divisadero Street.
4. The total increase for the year 2010 takes into account approximately 27% increase in patient visits to all departments providing patient services from 1995 to 2010.

Source: Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.12: PROJECTED HAZARDOUS CHEMICAL WASTE GENERATION AT GEARY CAMPUS EXCLUDING KAISER HOSPITAL
Dual Campus Alternative - Year 2000 and Year 2010

	Existing Generation at Geary Campus[1]	Increase in Year 2000[2]	Total Generated in Year 2000	Increase in Year 2010[3]	Total Generated in Year 2010
Hazardous waste, solid	420 lbs.	42 lbs.	462 lbs.	72 lbs.	534 lbs.
Hazardous waste, liquid	6,278 gal.	628 gal.	6,906 gal.	1,070 gal.	7,976 gal.
Flammable waste, liquid	650 lbs.	65 lbs.	715 lbs.	111 lbs.	826 lbs.
Poisonous waste	616 lbs.	62 lbs.	678 lbs.	105 lbs.	783 lbs.
Other waste	7,365 lbs.	737 lbs.	8,102 lbs.	1,256 lbs.	9,358 lbs.

Notes:
lbs.: pounds
gal.: gallons

1. The hazardous waste generated at Geary Campus, including the Kaiser hospital, in the year 1994 was used to estimate the projected increase.
2. The total increase for the year 2000 takes into account approximately 10% increase in patient visits to all departments providing patient services by 2000.
3. The total increase for the year 2010 takes into account approximately 27% increase in patient visits to all departments providing patient services by 2010.

Source: Manifest Records, Safety Office, Kaiser Permanente Medical Center, San Francisco.

TABLE IX.N.13: SOLID WASTE GENERATION FOR THE DUAL CAMPUS ALTERNATIVE
Geary and French Campuses, Excluding Hospital

Phase/Building	Land Use	Solid Waste Generation Factor /1/	1995 sf, or res	1995 lb/day	2000 sf, or res	2000 lb/day	2010 sf, or res	2010 lb/day
GEARY CAMPUS								
Retained								
2350 Geary (vacated in 2000)	OPS	1.5 lb/100 sf-day	29,280 sf	439				
2130 O'Farrell	Prkg							
Phase 1: 2000								
1A : 2290 Geary Site (1996-1998)								
11-19 Garden /2/	Res	2.5 lb/res-day	10 res	25	10 res	25	10 res	25
2232-38 Geary /3/	Res	2.5 lb/res-day	8 res	20	8 res	20	8 res	20
	Comm	1.5 lb/100 sf-day	1,120 sf	17	1,120 sf	17	1,120 sf	17
	Off	1.0 lb/100 sf-day	1,115 sf	1,115	1,115 sf	1,115	1,115 sf	1,115
2240 Geary	Off	1.0 lb/100 sf-day	3,150 sf	32	3,150 sf	32	3,150 sf	32
2250 Geary	Off	1.0 lb/100 sf-day	1,960 sf	20	1,960 sf	20	1,960 sf	20
2256 Geary (Vacant)	Comm	1.5 lb/100 sf-day	2,200 sf	0	2,200 sf	0	2,200 sf	0
2270-74 Geary /4/	Res	2.5 lb/res-day	6 res	15	6 res	15	6 res	15
	Off	1.0 lb/100 sf-day	2,620 sf	26	2,620 sf	26	2,620 sf	26
2292-96 Geary /5/	Off	1.0 lb/100 sf-day	6,720 sf	67	6,720 sf	67	6,720 sf	67
	Vac/Off	1.0 lb/100 sf-day	3,360 sf	0	3,360 sf	0	3,360 sf	0
2262-66 Geary /5/	OPS/Comm	1.5 lb/100 sf-day	8,009 sf	120	8,009 sf	120	8,009 sf	120
2280-88 Geary /5/	Comm	1.5 lb/100 sf-day	5,590 sf	84	5,590 sf	84	5,590 sf	84
	OPS/Comm	1.5 lb/100 sf-day	6,510 sf	98	6,510 sf	98	6,510 sf	98
2290 Geary (not constructed)	OPS	1.5 lb/100 sf-day						
1B: Replacement Housing Site (1996-1998)								
2139 O'Farrell	OPS	1.5 lb/100 sf-day	5,420 sf	81				
	Res /6/	2.5 lb/res-day			30 res	75	30 res	75
1401-17 Divisadero	Comm	1.5 lb/100 sf-day	5,964 sf	89				
	Res /7/	2.5 lb/res-day	26 res	65				
1C: New 2295 Geary Site (1998-2000)								
2190 O'Farrell	OPS	1.5 lb/100 sf-day	340 sf	5				
2200 O'Farrell	OPS	1.5 lb/100 sf-day	105,410 sf	1,581				
Amex O'Farrell	OPS	1.5 lb/100 sf-day	10,850 sf	163				
2295 Geary	OPS	1.5 lb/100 sf-day			315,000 sf	4,725	315,000 sf	4,725
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	1.5 lb/100 sf-day					97,000 sf	1,455
2B: 350 St. Joseph's Site								
350 St. Joseph's	Off	1.0 lb/100 sf-day	31,340 sf	313				
New 350 St. Joseph's	Off	1.0 lb/100 sf-day					97,000 sf	970
Subtotal Solid Waste Generation Under Dual Campus Alternative (lb/day)				4,375		6,438		8,863
Subtotal Solid Waste Generation Under Dual Campus Alternative (ton/yr)				798		1,175		1,617
Subtotal Solid Waste Generation Under Proposed Project (ton/yr)				797		1,684		2,208
Difference Between Proposed Project and Dual Campus Alternative (ton/yr)						-509		-591
FRENCH CAMPUS								
1A: French Campus (1996-1998)								
4141 Geary	OPS	1.5 lb/100 sf-day	62,000 sf	930	71,000 sf	1,065	71,000 sf	1,065
	Comm	1.5 lb/100 sf-day	13,000 sf	195	4,000 sf	60	4,000 sf	60
Rest (Pasteur, Acute Hospital)	OPS	1.5 lb/100 sf-day	90,511 sf	1,358	250,000 sf	3,750	250,000 sf	3,750
2B: French Campus								
4141 Geary Renovation	OPS	1.5 lb/100 sf-day	4,500 sf	68	4,500 sf	68		
	Comm	1.5 lb/100 sf-day					4,500 sf	68
Subtotal Solid Waste Generation Under Dual Campus Alternative (lb/day)				2,550		4,943		4,943
Subtotal Solid Waste Generation Under Dual Campus Alternative (ton/yr)				465		902		902
TOTAL DIFFERENCE BETWEEN PROPOSED PROJECT AND DUAL CAMPUS ALTERNATIVE (ton/yr)								
Year 2000						393		
Year 2010								311

Notes:

OPS = Outpatient Services; Off = Office; Comm = Commercial; lb = pounds
Prkg = Parking; Admin = Administration; sf = square feet
Res = Residential; Vac = Vacant; res = resident(s)

/1/ Source for residential and commercial solid waste generation factors: NSWMA, Basic Data: Solid Waste Amounts, Composition and Management Systems, Technical Bulletin #85-6, October 1, 1985. Outpatient services factor derived from data provided by Kaiser.
/2/ 5 units assumed @ 2 residents per unit.
/3/ 4 units assumed @ 2 residents per unit.
/4/ 3 units assumed @ 2 residents per unit.
/5/ Uses assumed to either revert to office or commercial uses for years 2000 and 2010.
/6/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/7/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

TABLE IX.N.14: WATER DEMAND FOR THE DUAL CAMPUS ALTERNATIVE
Geary and French Campuses, Excluding Hospital

Phase/Building	Land Use	Water Demand Factor /1/	1995 sf, or res	1995 gallons per day	2000 sf, or res	2000 gallons per day	2010 sf, or res	2010 gallons per day
GEARY CAMPUS								
Retained								
2130 O'Farrell /2/	Prkg			325		325		325
Phase 1: 2000								
1A : 2290 Geary Site (1996-1998)								
11-19 Garden /3/	Res	75 gpd/res	10 res	750	10 res	750	10 res	750
2232-38 Geary /4/	Res	75 gpd/res	8 res	600	8 res	600	8 res	600
	Comm	68 gpd/1000 sf	1,120 sf	76	1,120 sf	76	1,120 sf	76
	Off	41 gpd/1000 sf	1,115 sf	46	1,115 sf	46	1,115 sf	46
2240 Geary	Off	41 gpd/1000 sf	3,150 sf	129	3,150 sf	129	3,150 sf	129
2250 Geary	Off	41 gpd/1000 sf	1,960 sf	80	1,960 sf	80	1,960 sf	80
2256 Geary (Vacant)	Comm	68 gpd/1000 sf	2,200 sf	0	2,200 sf	0	2,200 sf	0
2270-74 Geary /5/	Res	75 gpd/res	6 res	450	6 res	450	6 res	450
	Off	41 gpd/1000 sf	2,620 sf	107	2,620 sf	107	2,620 sf	107
2292-96 Geary /6/	Off	41 gpd/1000 sf	6,720 sf	276	6,720 sf	276	6,720 sf	276
	Vac/Off	41 gpd/1000 sf	3,360 sf					
2262-66 Geary /2/, /6/	OPS/Comm	68 gpd/1000 sf		490	8,009 sf	545	8,009 sf	545
2280-88 Geary /6/	Comm	68 gpd/1000 sf	5,590 sf	380	5,590 sf	380	5,590 sf	380
	OPS/Comm	105 gpd/1000 sf	6,510 sf	684	6,510 sf	443	6,510 sf	443
2290 Geary (not constructed)	OPS	105 gpd/1000 sf						
1B : Replacement Housing Site (1996-1998)								
2139 O'Farrell /2/	OPS			479				
	Res /7/	75 gpd/res			30 res	2,250	30 res	2,250
1401-17 Divisadero	Comm	68 gpd/1000 sf	5,964 sf	406				
	Res /8/	75 gpd/res	26 res	1,950				
1C: New 2295 Geary Site(1998-2000)								
2190 O'Farrell /2/	Prkg			234				
2200 O'Farrell /2/	OPS			11,025				
Annex O'Farrell /2/	OPS			652				
2295 Geary	OPS	105 gpd/1000 sf			315,000 sf	33,075	315,000 sf	33,075
1C: 2350 Geary (vacated by 2000) /2/				1,348				
Phase 2: 2010								
2A: 1455 Divisadero Site								
1455 Divisadero	OPS	105 gpd/1000 sf					97,000 sf	10,185
2B: 350 St. Joseph's Site								
350 St. Joseph's /2/	Admin			1,918				
New 350 St. Joseph's	Admin	41 gpd/1000 sf					97,000 sf	3,977
Subtotal Daily Water Use Under Dual Campus Alternative (gpd)				22,405		39,532		53,694
Subtotal Daily Water Use Under Dual Campus Alternative (mgd)				0.022		0.040		0.054
Subtotal Daily Water Use Under Proposed Project (mgd)						0.067		0.084
Difference Between Proposed Project and Dual Campus Alternative (mgd)						-0.027		-0.030
FRENCH CAMPUS								
1A : French Campus (1996-1998)								
4141 Geary	OPS	105 gpd/1000 sf	62,000 sf	6510	71,000 sf	7,455	71,000 sf	7,455
	Comm	68 gpd/1000 sf	13,000 sf	884	4,000 sf	272	4,000 sf	272
Rest (Pasteur, Acute Hospital)	OPS	105 gpd/1000 sf	90,511 sf	9,504	250,000 sf	26,250	250,000 sf	26,250
2B: French Campus								
4141 Geary Renovation	OPS	105 gpd/1000 sf	4,500 sf	4,725	4,500 sf	4,725		
	Comm	68 gpd/1000 sf					4,500 sf	3,060
Subtotal Daily Water Use Under Dual Campus Alternative (gpd)				21,623		38,702		37,037
Subtotal Daily Water Use Under Dual Campus Alternative (mgd)				0.022		0.039		0.037
TOTAL DIFFERENCE BETWEEN PROPOSED PROJECT AND DUAL CAMPUS ALTERNATIVE (mgd)								
Year 2000						0.012		
Year 2010								0.007

Notes:

OPS = Outpatient Services
Prkg = Parking
Res = Residential
Comm = Commercial
Off = Office
Admin = Administration
Vac = Vacant
sf = square feet
res = resident(s)
gpd = gallons per day
mgd = million gallons daily

/1/ Based on water demand factors used in City and County of San Francisco, Department of City Planning, Mission Bay Final Environmental Impact Report, August 1990.
/2/ Calculated from data provided by Kaiser Engineering Services.
/3/ 5 units assumed @ 2 residents per unit.
/4/ 4 units assumed @ 2 residents per unit.
/5/ 3 units assumed @ 2 residents per unit.
/6/ Uses assumed to either revert to office or commercial uses for years 2000 and 2010.
/7/ 9 studios assumed @ 1 res/unit, 9 1-bed units assumed @ 1.5 res/unit, 3 2-bed units assumed @ 2.5 res/unit; 30 residents total.
/8/ 12 studios assumed @ 1 resident per unit plus 9 1-bed units assumed @ 1.5 residents per unit.

Source: EIP Associates

TABLE IX.N.15: PHASE 1 AND 2 ANNUAL ENERGY DEMAND
Dual Campus Alternative
Geary and French Campuses, Excluding Hospital

Building by Phase /1/	Land Use	Units, or sf	Electricity Demand: Demand Factor /2/	Electricity Demand: Annual Demand	Natural Gas Demand: Demand Factor /2/	Natural Gas Demand: Annual Demand
PHASE 1: 2000						
Geary Campus						
Retained						
2350 Geary (vacated in 2000)	OPS					
2130 O'Farrell	OPS/Prkg			1,043,520 kWh		59,910 cf
1A: 2290 Geary Site (1996-1998)						
11-19 Garden	Res	5 units	2,500 kWh/unit-yr	12,500 kWh	47,000 cf/unit-yr	235,000 cf
2232-38 Geary	Res	4 units	2,500 kWh/unit-yr	10,000 kWh	47,000 cf/unit-yr	188,000 cf
	Comm	2,235 sf	13.6 kWh/sf-yr	30,396 kWh	16 cf/sf-yr	36,431 cf
2240 Geary	Comm	3,150 sf	13.6 kWh/sf-yr	42,840 kWh	16 cf/sf-yr	51,345 cf
2250 Geary	Comm	1,960 sf	13.6 kWh/sf-yr	26,656 kWh	16 cf/sf-yr	31,948 cf
2256 Geary	Comm	2,200 sf	13.6 kWh/sf-yr	29,920 kWh	16 cf/sf-yr	35,860 cf
2270-74 Geary	Res	3 units	2,500 kWh/unit-yr	7,500 kWh	47,000 cf/unit-yr	141,000 cf
	Comm	2,620 sf	13.6 kWh/sf-yr	35,632 kWh	16 cf/sf-yr	42,706 cf
2292-96 Geary	Comm	10,800 sf	13.6 kWh/sf-yr	146,880 kWh	16 cf/sf-yr	176,040 cf
2262-66 Geary	OPS			71,598 kWh		75,492 cf
2280-88 Geary	OPS			24,072 kWh		20,304 cf
2290 Geary (not constructed)	OPS	0 sf	20 kWh/sf-yr	0 kWh	21 cf/sf-yr	0 cf
1B: Replacement Housing Site (1996-1998)						
1401-17 Divisadero (D)	Comm					
	Res					
2139 O'Farrell (D)	OPS					
2139 O'Farrell (P)	Res/Prkg	21 units	2,500 kWh/unit-yr	52,500 kWh	47,000 cf/unit-yr	987,000 cf
1C: 2295 Geary Site (1998-2000)						
2190 O'Farrell (D)	OPS/Prkg					
2200 O'Farrell (D)	OPS					896,646 cf
Annex O'Farrell (D)	OPS					
2295 Geary (P)	OPS/Prkg	315,000 sf	20 kWh/sf-yr	6,300,000 kWh	21 cf/sf-yr	6,489,000 cf
Subtotal Annual Demand (Phase 1/2000)				7,834,014 kWh		9,466,682 cf
Subtotal Annual Energy Demand - Dual Campus Alternative (Phase 1/2000) /3/					37 BBtu	
French Campus						
1A: French Campus (vacated by 2000)						
4141 Geary	OPS	71,000 sf	20 kWh/sf-yr	1,420,000 kWh	21 cf/sf-yr	1,491,000 cf
	Comm	4,000 sf	13.6 kWh/sf-yr	54,400 kWh	16 cf/sf-yr	64,000 cf
Rest (Pasteur, Acute Hospital)	OPS	250,000 sf	20 kWh/sf-yr	5,000,000 kWh	21 cf/sf-yr	5,250,000 cf
Subtotal Annual Demand (Phase 1/2000)				6,474,400 kWh		6,805,000 cf
Subtotal Annual Energy Demand - Dual Campus Alternative (Phase 1/2000) /3/					30 BBtu	
TOTAL ANNUAL ENERGY DEMAND - Dual Campus Alternative (Phase 1/2000)					67	
Total Annual Energy Demand - Project (Phase 1/2000) /3/					61 BBtu	
Net Annual Energy Demand Increase (Phase 1/2000)					5 BBtu	
PHASE 2: 2010						
Geary Campus						
2A: 1455 Divisadero Site						
1455 Divisadero (P)	OPS/Prkg	97,000 sf	20 kWh/sf-yr	1,940,000 kWh	21 cf/sf-yr	2,037,000 cf
2B: 350 St. Joseph's Site						
350 St. Joseph's (D)	OPS					
New 350 St. Joseph's (P)	OPS/Prkg	97,000 sf	20 kWh/sf-yr	1,940,000 kWh	21 cf/sf-yr	2,037,000 cf
Subtotal Annual Demand (Phase 1/2000 + Phase 2/2010)				11,714,014 kWh		13,540,682 cf
Subtotal Annual Energy Demand - Dual Campus Alternative (Phase 2/2010) /3/					55 BBtu	
2B: French Campus						
4141 Geary Renovation	OPS	-4,500 sf	20 kWh/sf-yr	-90,000 kWh	21 cf/sf-yr	-94,500 cf
	Comm	4,500 sf	14 kWh/sf-yr	61,200 kWh	16 cf/sf-yr	72,000 cf
Subtotal Annual Demand (Phase 1 + Phase 2/2010)				6,445,600 kWh		6,782,500 cf
Subtotal Annual Energy Demand - Dual Campus Alternative (Phase 2/2010) /3/					29 BBtu	
TOTAL ANNUAL ENERGY DEMAND - Dual Campus Alternative (Phase 2/2010)					84 BBtu	
Total Annual Energy Demand - Project (Phase 2/2010) /3/					82 BBtu	
Net Annual Energy Demand Increase (2010)					3 BBtu	

Notes:

(D) = Demolished or vacated
(P) = Proposed
OPS = Outpatient Services
Prkg = Parking
kWh = kilowatt hours
cf = cubic feet
sf = square feet

/1/ Buildings are organized by phase of the proposed project.
/2/ Derived from factors used in City and County of San Francisco, Department of City Planning, *Mission Bay EIR*, Appendix H, Energy, August 1990.
/3/ 1 kWh = 3413 Btu; 1 cf = 1,100 Btu

Source: EIP Associates

TABLE IX.N.16: CONSTRUCTION MATERIALS ENERGY CONSUMPTION
Dual Campus Alternative

Building Site	Land Use	Construction Energy Consumption Factor (Btu/sf) /1/	Floor Area of New Construction (sf)	Construction Energy Consumption (BBtu)
Phase 1A 2290 Geary	OPS	2,000,000	0	0
Phase 1B 2139 O'Farrell	Res	650,000	17,400	11
Phase 1C 2295 Geary	OPS	2,000,000	315,000	630
Phase 1 Geary Campus Subtotal				**641**
Phase 1A 4141 Geary /2/	OPS	500,000	71,000	36
	Comm	410,000	4,000	2
Phase 1A Rest (Pasteur, Acute) /2/	OPS	500,000	250,000	125
Phase 1 French Campus Subtotal				**162**
Phase 1 Subtotal				**803**
Phase 2A 1455 Divisadero	OPS	2,000,000	97,000	194
Phase 2B 350 St. Joseph's	Admin	1,640,000	97,000	159
Phase 2 Geary Campus Subtotal				**353**
Phase 2B 4141 Geary /2/	OPS	500,000	0	0
	Comm	410,000	4,500	2
Phase 2 French Campus Subtotal				**2**
Phase 2 Subtotal				**355**
Total - Dual Campus Alternative (BBtu)				**1,158**
Total - Project (BBtu)				**1,644**
Net Decrease (BBtu)				**-486**

Notes:

OPS = Outpatient Services
Res = Residential
Admin = Administrative

BBtu = billion British thermal units
sf= square feet

/1/ Based on factors used in City and County of San Francisco, Department of City Planning, Mission Bay EIR, August 1990.

/2/ Construction energy consumption factor for renovation is assumed to be 25% of that for new construction.

Source: EIP Associates

TABLE IX.N.17: CONSTRUCTION TRANSPORTATION ENERGY CONSUMPTION
Dual Campus Alternative

Building Site	Duration of Construction (months) /1/	Avg. Daily Worker Vehicles /1/	Energy Consumption (BBtu) /2/	Avg. Daily Construction Vehicle Trips /1/	Energy Consumption (BBtu) /3/
Phase 1A 4141 Geary Renovation /4/	–	–	4	–	6
Phase 1A New French Campus /4aa/	22	250	28	136	69
Subtotal French Campus			32		75
Total French Campus (Phase 1)					107
Phase 1B 2139 O'Farrell	9	22	1	56	12
Phase 1C 2295 Geary /4a/	–	–	36	–	88
Subtotal Geary Campus	31	272	37	192	100
Total Geary Campus (Phase 1)					137
Phase 1 Transportation Energy Consumption (BBtu)					243
Phase 2A 1455 Divisadero /4b/	–	–	15	–	39
Phase 2B 350 St. Joseph's	18	155	14	54	22
Subtotal Geary Campus (Phase 2)			30		61
Total Geary Campus (Phase 2)					91
Phase 2B 4141 Geary /5/	–	–	0	–	0
Subtotal French Campus (Phase 2)			0		0
Total French Campus (Phase 2)					0
Phase 2 Transportation Energy Consumption (BBtu)					91
Total - Dual Campus Alternative (BBtu)					334
Total - Project (BBtu)					355
Net Decrease (BBtu)					-21

Notes:

BBtu = billion British thermal units
Btu = British thermal units
sf = square feet

/1/ Mortenson Construction, *Kaiser Medical Center - San Francisco, Projected Construction Traffic and Parking Impacts*, October 10, 1995.

/2/ The following was assumed for worker transportation energy use: 2 one-way trips per day; 10 miles per trip; 31 days per month; 15 miles per gallon for passenger autos; 125,000 Btu per gallon of gasoline.

/3/ The following was assumed for construction truck energy use: 43 miles per trip; 8 miles per gallon; 138,700 Btu per gallon of diesel.

/4/ Energy consumption for renovation of French Campus is assumed to be 25% of consumption for Phase 2B/New 350 St. Joseph's Avenue (proposed project), based on similar square footage.

/4aa/Assumed to be same as Phase 1A/2290 Geary (proposed project).

/4a/ Assumed to be 10% less than consumption of this building under proposed project.

/4b/ Assumed to be 24% less than consumption of this building under proposed project.

/5/ Energy consumption for renovation of Phase 2B/4141 Geary is assumed to be relatively negligible.

Source: EIP Associates

TABLE IX.N.18: TOTAL CONSTRUCTION ENERGY CONSUMPTION
Dual Campus Alternative

Phase	Materials (BBtu) /1/	Transportation (BBtu) /2/	TOTAL (BBtu)
Phase 1 - Geary Campus	641	137	778
Phase 1 - French Campus	162	107	269
Subtotal Phase 1			**1,047**
Total - Project (Phase 1)			**1,479**
Net Difference			**-432**
Phase 2 - Geary Campus	353	91	444
Phase 2 - French Campus	2	0	2
Subtotal Phase 2			**446**
Total - Project (Phase 2)			**521**
Net Difference			**-75**
Total - Dual Campus Alternative (BBtu)	**1,158**	**334**	**1,493**
Total - Project (BBtu)			**1,999**
Net Decrease (BBtu)			**-507**

Notes:
BBtu = billion British thermal units

/1/ From Table IX.N.16
/2/ From Table IX.N.17

Source : EIP Associates.

X. EIR AUTHORS AND CONSULTANTS; ORGANIZATIONS AND PERSONS CONSULTED

EIR AUTHORS

San Francisco Department of City Planning

1660 Mission Street
San Francisco, CA 94103
John Billovits, EIR Coordinator
Paul Deutsch, Senior Planner

San Francisco Redevelopment Agency

770 Golden Gate Avenue
San Francisco, CA 94102
Thomas G. Conrad, Planning and Programming

EIR CONSULTANTS

EIP Associates

601 Montgomery Street, Suite 500
San Francisco, CA 94111
Nancy Cunningham Clark, Project Manager
George Burwasser, Deputy Project Manager
Kimberly M. Avila, Assistant Project Manager
Lezley Buford, AICP (Land Use and Zoning, Urban Design and Visual Quality)
Michael Rice, AICP (Architectural Resources, Shadows)
William Woo (Architectural Resources)
Scott Edmondson, AICP (Population, Employment, and Housing, Growth Inducement)
Geoffrey Hornek (Noise, Air Quality)
Sangeeta Goyal (Hazardous Materials, Contaminated Soils and Hazardous Wastes)
Rita Lee (Utilities and Community Services, Energy, Hydrology and Water Quality)
Lee Ellis (Vegetation and Wildlife)
George Burwasser (Soils, Geology, and Seismicity)
Susan Carrier, Lead Word Processor
Andrew Lynch, Word Processor
Valerie Reichert, Graphics

Korve Engineers
(Transportation and Circulation)
155 Grand Avenue, Suite 400
Oakland, CA 94612
Chi-Hsin Shao
Linda Lee

Donald Ballanti
(Wind Analysis)
1424 Scott Street
El Cerrito, CA 94530
Donald Ballanti, Certified Consulting Meterologist

Archeo-Tec, Inc.
(Cultural Resources)
5283 Broadway
Oakland, CA 94618
Allen G. Pastron, Ph.D., President

Kleinfelder, Inc.
(Soils)
7133 Koll Center Parkway, Suite 100
Pleasanton, CA 94566
Samia Ara, C.E., Project Engineer
Michael Majchrzak, C.E., G.E.#555, Senior Geotechnical Engineer
Douglas T. Young, R.G.#5859, Senior Geologist

Patrick McGrew Associates, Architects
(Architectural Resources)
41 Sutter Street, Suite 500
San Francisco, CA 94104
Patrick McGrew, Principal

Computer Applications for Design Professionals, Incorporated
(Shadow Graphics)
487 Bryant Street
San Francisco, CA 94107
Noah Kennedy, Principal Investigator
Lisa Young, Computer Graphics

PROJECT SPONSOR AND PROJECT CONSULTANTS

Project Sponsor

Kaiser Foundation Health Plan, Inc.
4141 Geary Boulevard
San Francisco, CA 94118
Michael Sheats, Project Manager
Indrajit Obeysekere, Counsel

The Eden Group
2250 Geary Boulevard
San Francisco, CA 94118
Joe O'Donoghue

Project Attorneys

Alice Suet Yee Barkley
Attorney at Law
30 Blackstone Court
San Francisco, CA 94123

Sheppard, Mullin, Richter & Hampton
Four Embarcadero Center, Suite 1700
San Francisco, CA 94111
Robert A. Thompson, Esq.
Lori Wider, Esq.

Project Architect

Anshen + Allen
901 Market Street
San Francisco, CA 94103
Keith Millay, Associate Partner
John Ellis, Senior Designer

Project Contractors

Degenkolb Engineers
C.D. Poland

Mortenson Construction
Gregory G. Werner, Senior Project Manager

ORGANIZATIONS AND PERSONS CONSULTED

City and County of San Francisco

Department of City Planning
- Mark Paez, Planner, Landmarks Preservation Advisory Board
- Rana Ahmadi, Planner

Fire Department
- Frank Scales, Assistant Deputy Chief

Police Department
- Captain Heather Fong, Planning Division
- Sergeant Roger Farrell, Richmond Station
- Sergeant Layne Amiot, Park District

Public Library
- Gladys Hansen, Librarian

Department of Public Works
- Steven Todd, Civil Engineer/Inspector for Kaiser, Bureau of Environmental Regulation and Management
- Frank Filice, Principal Analyst, Planning and Permitting

Water Department
- Norman Lougee, Water Supply Engineer
- Joe Pelayo, Senior Engineer, City Distribution Division
- Richard Geissner, Chief Engineer of Operations, Southeast Water Pollution Control Plant
- Kris Morioka, Resource Manager

Persons and Organizations

Enron Corporation
- Dan Bergman, Representative

The Foundation for San Francisco's Architectural Heritage
- Donald Andreini

Kaiser Permanente Medical Center, San Francisco
- Corey Bain, Safety Coordinator, Safety Department
- Carl Dudley, Head of Security
- Bonita Pirch, Environmental Services Department
- John Osborne, Facilities Planner
- Elaine D. Vaughn, Director, Diagnostic Imaging Services
- Allen Yee, Chief Engineer
- Mark Zemelman, Senior Counsel

Pacific Gas & Electric
Jim Crane, Planning Division
Lee Isaac, Planning Division

Transatlantic Construction
George O'Donoghue
Kevin Bowers

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